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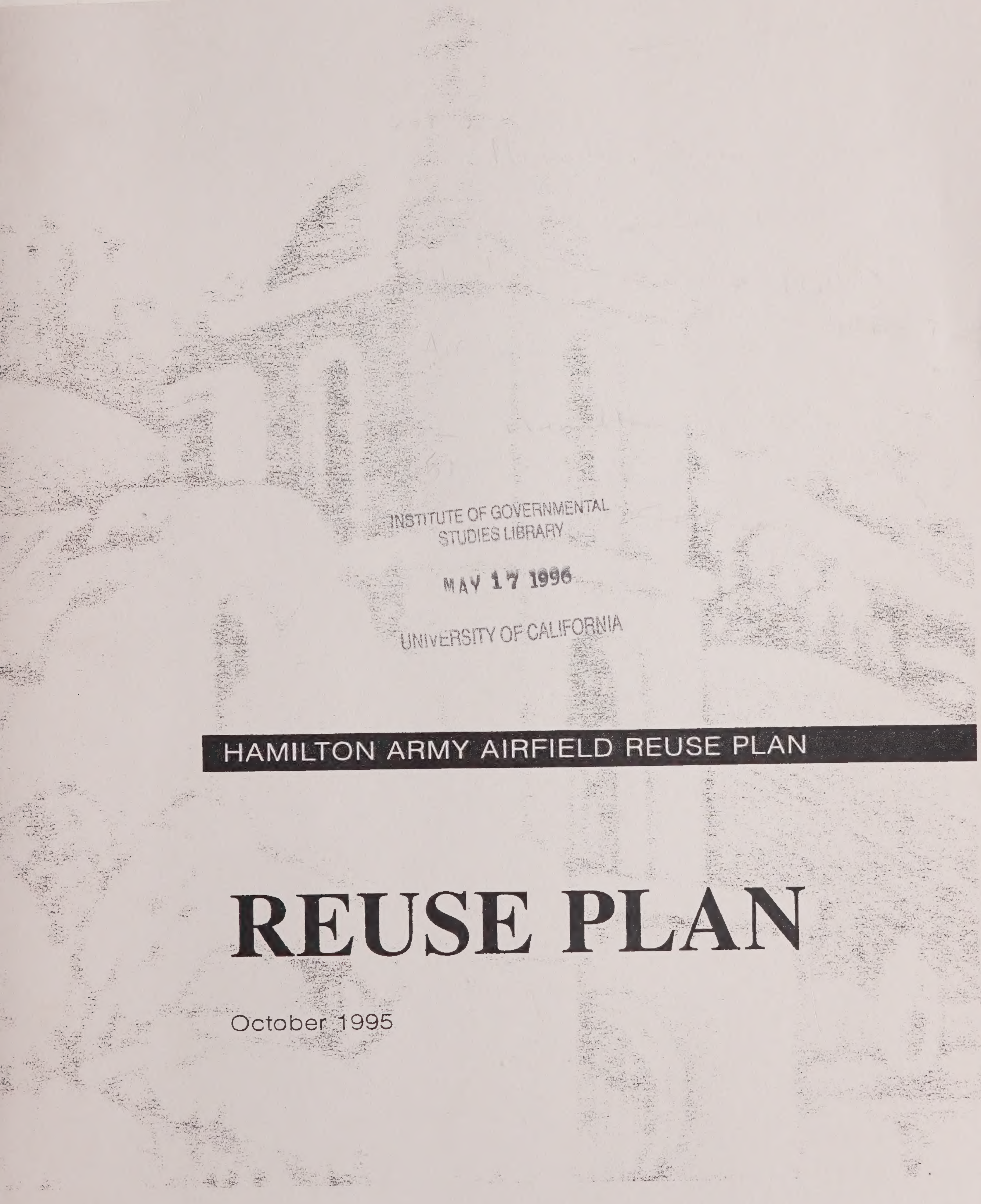

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HAMILTON ARMY AIRFIELD REUSE PLAN

REUSE PLAN

October 1995

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Robert Bein, William Frost & Associates
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS

November 27, 1995 JN 30057

Ms. Vi Grinsteiner
Community Development Director
City of Novato
901 Sherman Avenue
Novato, CA 94945

Subject: Community ReUse Plan for Hamilton Army Airfield

Dear Vi:

Attached is our final report and work product for the subject project. In accordance with the requirements of the Federal Grant which funded this work the following statement is herewith officially offered:

> "This study was prepared under contract with the City of Novato with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the City of Novato and does not necessarily reflect the views of the Office of Economic Adjustment."

Thank you for the opportunity to participate in this exciting and enjoyable project.

Sincerely,

K. H. Bell
Vice President
Director of Public Works
Hamilton ReUse Planning Authority Program Manager

Professional Service Since 1944

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Hamilton Army Airfield Reuse Plan

Final Reuse Plan

Approved by City Council on October 24, 1995
Approved by MAB September 26, 1995

Prepared for:
The Hamilton Local Reuse Authority

Prepared by:

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 PROJECT LOCATION

Hamilton Army Airfield (HAAF) is located in southeast Novato, in eastern Marin County, as shown on Exhibit 1, *Regional Vicinity*. The Airfield, which lies about four miles southeast of the Novato central business district and 20 miles north of San Francisco, encompasses approximately 1,605 acres (of which approximately 1,599 acres are the subject of this Reuse Plan).

The former Airfield consists of two distinct areas: Mainside which is located east of U.S. Highway 101 and west of the San Pablo Bay State Wildlife Area; and Rafael Village, located approximately one mile northwest of HAAF, west of U.S. Highway 101, as shown on Exhibit 2, *Local Vicinity*.

Mainside is surrounded by residential, educational and light industrial land uses, as well as open space and wetland uses. Rafael Village, which lies along Ignacio Boulevard, is surrounded primarily by existing residential uses and open space areas, in addition to commercial and apartment uses to the east.

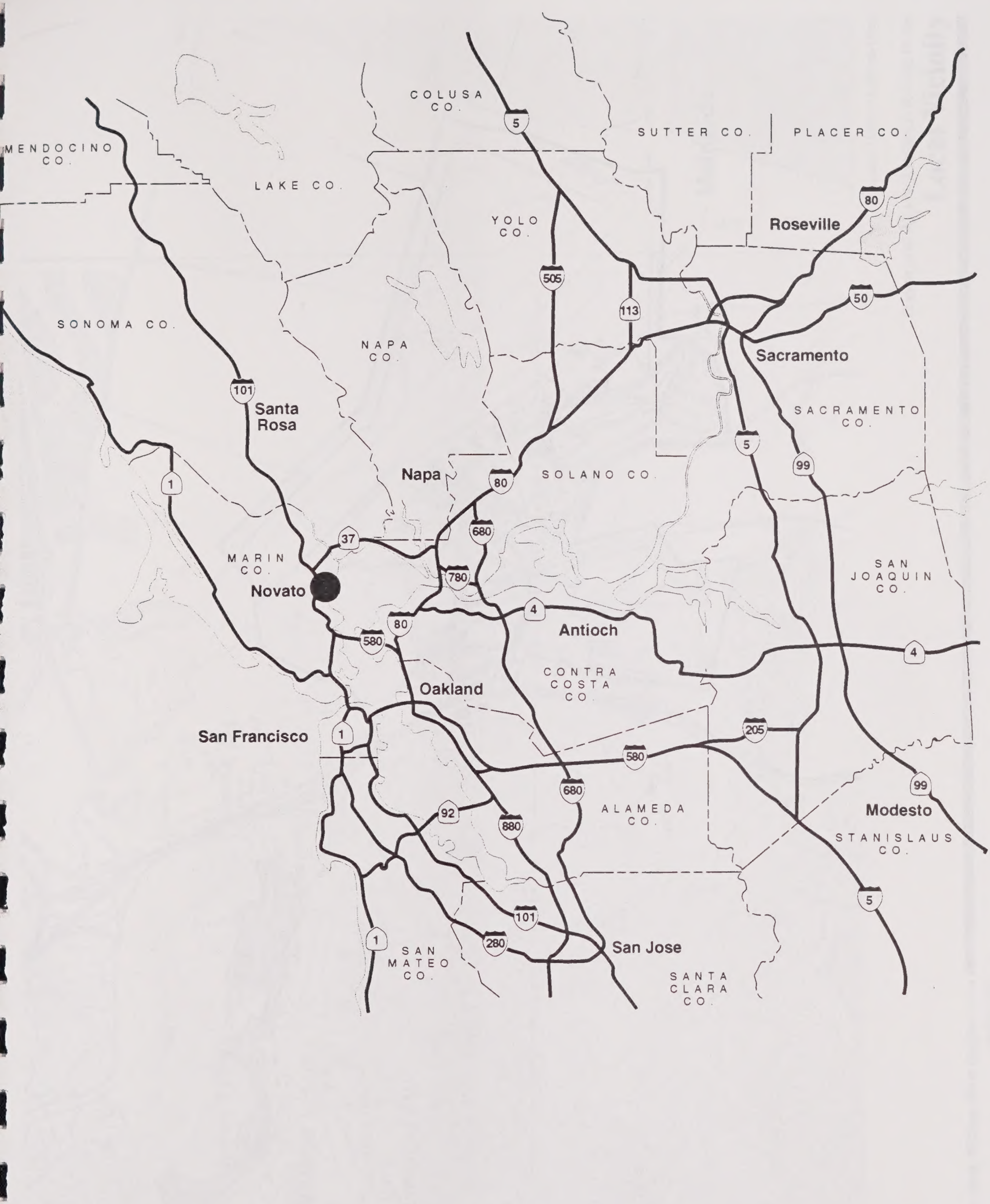
1.2 THE REUSE PLAN AREA

The Reuse Plan Area is comprised of multiple ownerships, as shown on Exhibit 3, *Ownership*. As shown on Exhibit 3, the Department of the Navy, Department of the Army, U.S. Coast Guard, the Golden Gate Bridge Highway and Transit District, and the New Hamilton Partnership, all have property within the Reuse Plan Area.

Approximately 703 acres are under the control of the Department of the Army. The Army's holdings are composed of the runway and parking apron complex as well as the undeveloped floodplain to the east of the runway (this is known as the Runway Parcel); in addition, the Army has a three-acre parcel known as Hospital Hill (referred to as Planning Area 7 in this document). The Runway Parcel, which is seven to ten feet below sea level and is currently protected by a levee, is presently under Defense Base Realignment and Closure Commission (BRAC) 1988 Reuse Study by the Sacramento District of the U.S. Army Corps of Engineers (ACOE) and its reuse EIS contractor, Jones and Stokes. A draft EIS on the disposal was published in March, 1995.

Approximately 481 acres are controlled by the Department of the Navy, the Navy's ownership is also referred to as the Department of Defense Housing Facility at Novato (DoDHF). The DoDHF consists of the three residential neighborhoods (Rafael Village, Capehart Housing and Spanish Housing), as well as a number of commercial Navy parcels, all of which have been designated for closure by the BRAC. The Navy intends to dispose of these parcels by 1998.

The Golden Gate Bridge, Highway and Transit District owns the railroad tracks and a 105' right-of-way through Hamilton. This rail is intended for use as a commuter rail line.


MENDOCINO CO.
LAKE CO.
COLUSA CO.
SUTTER CO.
PLACER CO.
YOLO CO.
Roseville
SONOMA CO.
NAPA CO.
Sacramento
SACRAMENTO CO.
Santa Rosa
Napa
SOLANO CO.
MARIN CO.
Novato
SAN JOAQUIN CO.
Antioch
CONTRA COSTA CO.
Oakland
San Francisco
ALAMEDA CO.
Modesto
STANISLAUS CO.
San Jose
SAN MATEO CO.
SANTA CLARA CO.
5
80
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99
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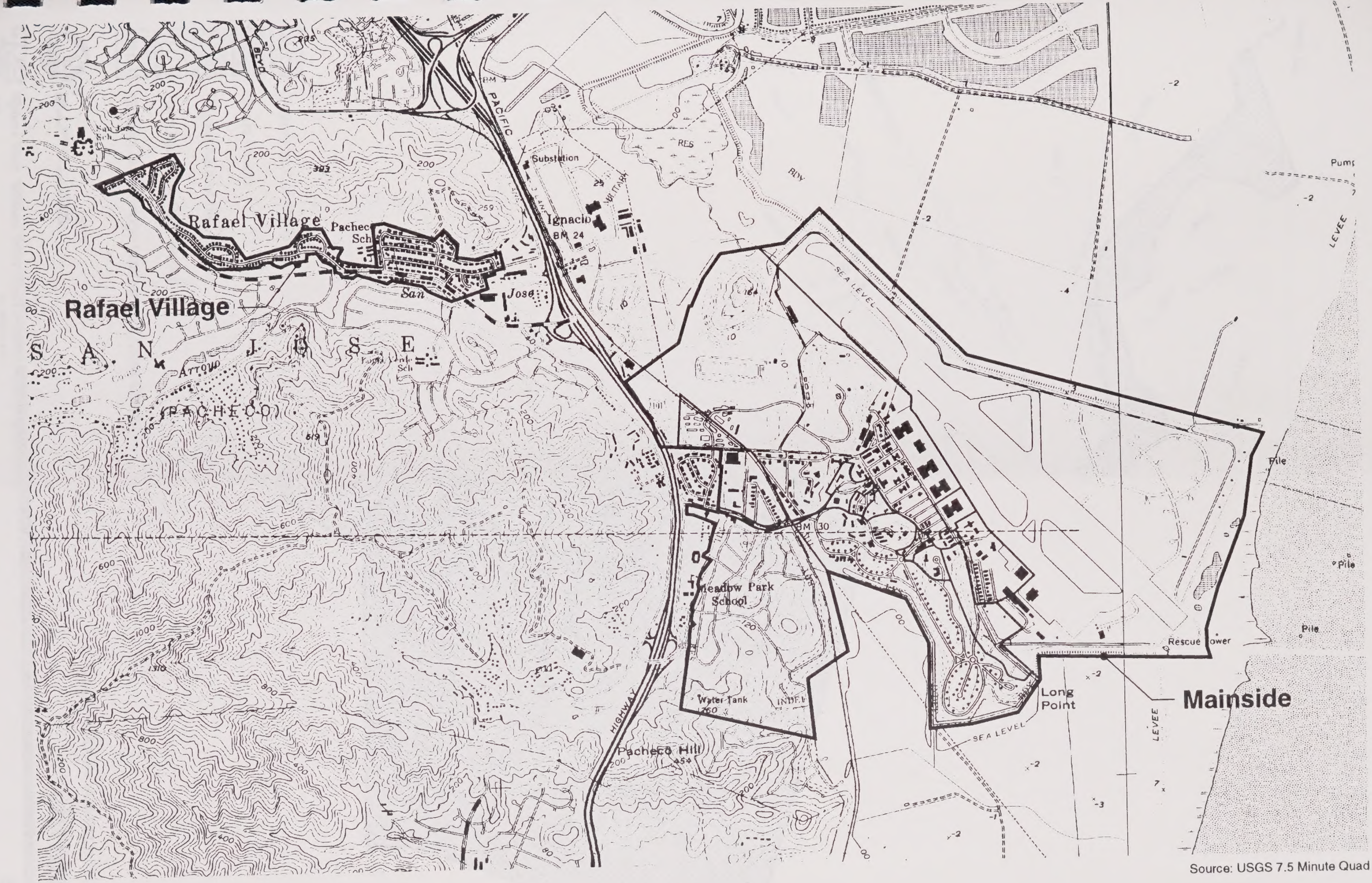
1

Hamilton Army Airfield Reuse Plan

Regional Vicinity Map

Robert Bein, William Frost & Associates
4-95
JN 30351-4445

Exhibit 1


Rafael Village
Rafael Village
Pacheco Sch
San Jose
S A N J O S E
Arroyo
(PACHECO)
Ignacio
BM 24
Substation
PACIFIC
HIGHWAY
BLVD
RES
BDY
SEA LEVEL
LEVEE
Pump
Pile
Rescue Tower
Long Point
Mainside
Meadow Park School
Water Tank
BM 30
Pacheco Hill

Source: USGS 7.5 Minute Quad

HAMILTON ARMY AIRFIELD REUSE PLAN

Local Vicinity

Exhibit 2

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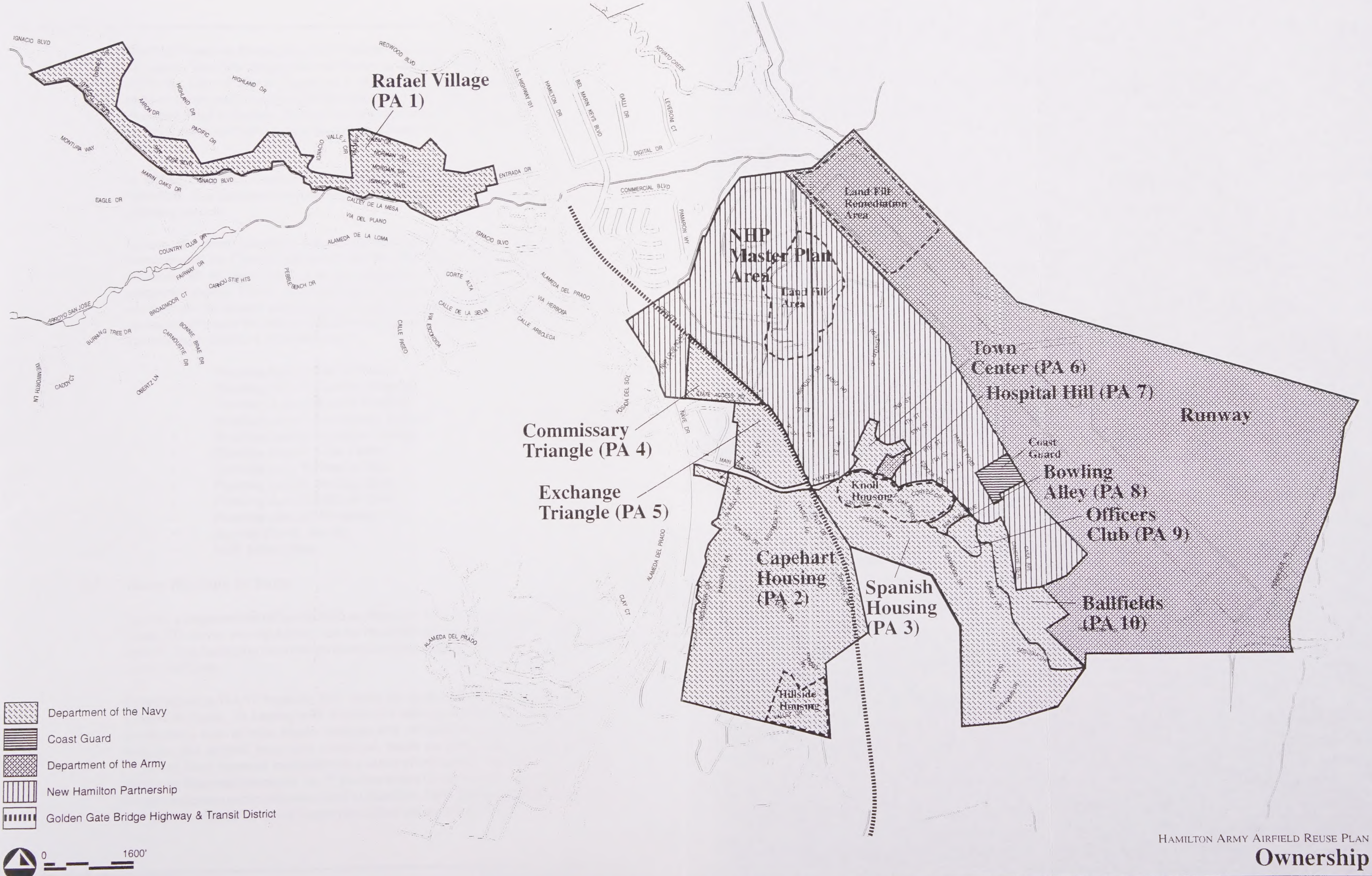

Rafael Village (PA 1)
NHP Master Plan Area
Land Fill Remediation Area
Land Fill Area
Town Center (PA 6)
Hospital Hill (PA 7)
Runway
Coast Guard
Bowling Alley (PA 8)
Officers Club (PA 9)
Ballfields (PA 10)
Commissary Triangle (PA 4)
Exchange Triangle (PA 5)
Knoll Housing
Capehart Housing (PA 2)
Spanish Housing (PA 3)
Hillside Housing
IGNACIO BLVD
REDWOOD BLVD
HIGHLAND DR
PACIFIC DR
MONTURA WAY
MARIN OAKS DR
EAGLE DR
ENTRADA DR
CALLEY DE LA MESA
VIA DEL PLANO
ALAMEDA DE LA LOMA
COUNTRY CLUB DR
FAIRWAY DR
ARROYO SAN JOSE
BURNING TREE DR
CADDY CT
OBERTZ LN
PEBBLE BEACH DR
CORTE ALTA
CALLE DE LA SELVA
CALLE PASEO
VIA ESCONDIDA
CALLE ARBOLEDA
VIA HERBOSA
ALAMEDA DEL PRADO
U.S. HIGHWAY 101
HAMILTON DR
BEL MARIN KEYS BLVD
GALLI DR
LEVERONI CT
DIGITAL DR
COMMERCIAL BLVD
NOVATO CREEK
POSADA DEL SOL
CLAY CT
MAIN GATE RD
0 1600'
Department of the Navy
Coast Guard
Department of the Army
New Hamilton Partnership
Golden Gate Bridge Highway & Transit District

Hamilton Army Airfield Reuse Plan

Ownership

Exhibit 3

Robert Bein, William Frost & Associates
4-95
JN 30351-4445

The New Hamilton Partnership (NHP) Master Plan area will consume approximately 415 acres. The NHP property is also known as the NHP Master Plan area. In July, 1993, the City of Novato approved a Master Plan application for a mixed use redevelopment project within the NHP Master Plan area. This Master Plan is described in greater detail in Section 1.6, New Hamilton Partnership (NHP) Master Plan. Thus, the land uses in the NHP area are already established, and are not revised by this Reuse Plan.

In addition, the U.S. Coast Guard (USCG) controls approximately six acres within Hamilton. It is important to note that the USCG property is not a part of the reuse planning process.

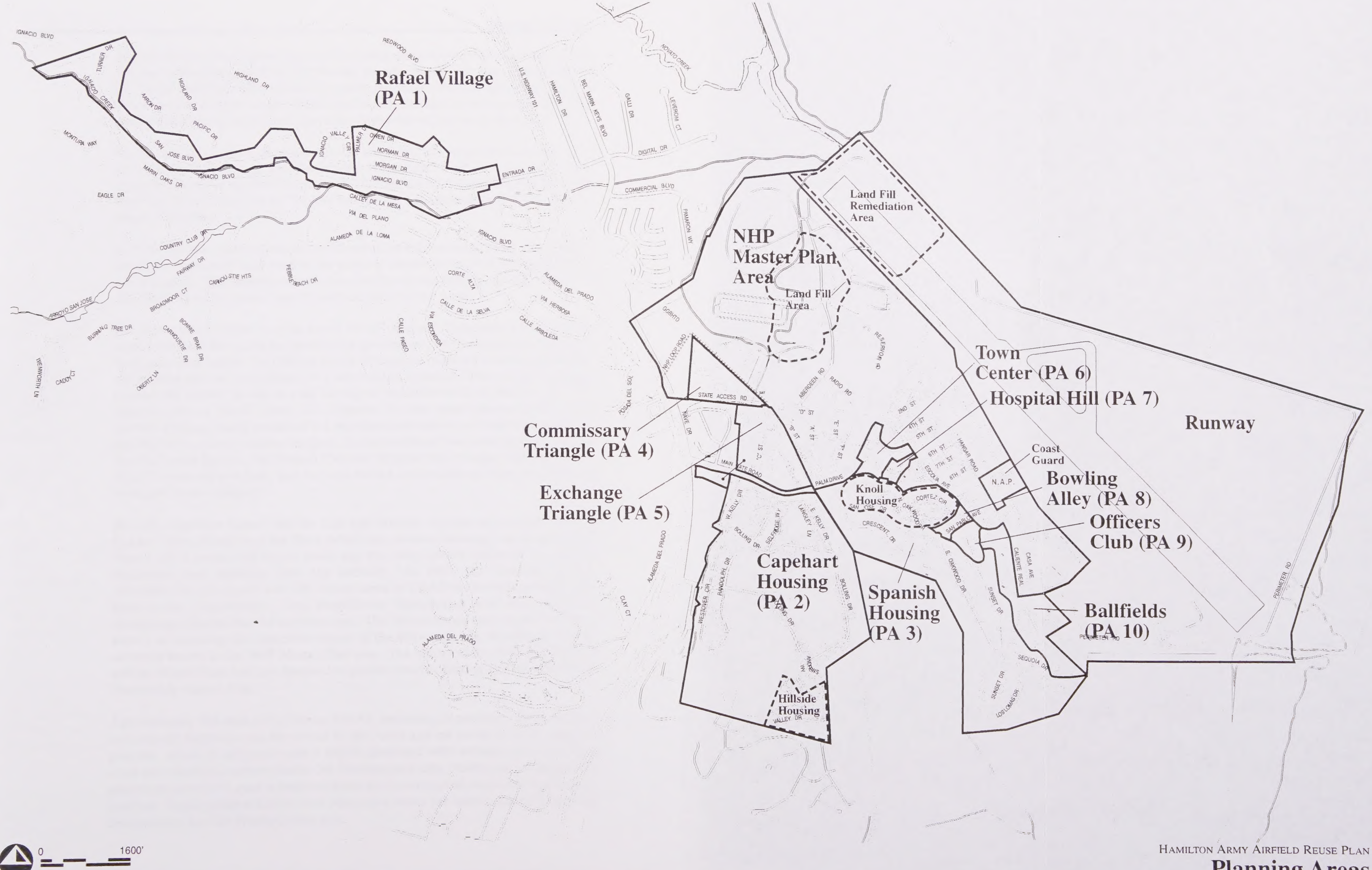
In sum, the entire Hamilton complex includes the Navy's 1993 closure, the NHP development, the Coast Guard parcel, and the 1988 Army closure. This Reuse Plan addresses all of these areas, with the exception of the Coast Guard parcel (as mentioned above). Due to the complexity of the closure process, the various dates in which properties became subject to closure, and the complexities of Hamilton itself, this document addresses the reuse of Hamilton on an area-by-area basis as identified below and shown on Exhibit 4, *Planning Areas*:

- Planning Area 1: Rafael Village;
- Planning Area 2: Capehart Housing;
- Planning Area 3: Spanish Housing;
- Planning Area 4: Commissary Triangle;
- Planning Area 5: Exchange Triangle;
- Planning Area 6: Town Center;
- Planning Area 7: Hospital Hill;
- Planning Area 8: Bowling Alley;
- Planning Area 9: Officers' Club;
- Planning Area 10: Ballfields;
- Runway Parcel; and the
- NHP Master Plan.

1.3 BRIEF HISTORY OF BASE

In 1930, a congressional bill to establish an Army Air Base, at what was then known as Marin Meadows, was signed into law by President Hoover, signifying the advent of HAAF. This legislation led to the property being transferred from Marin County to the Army Air Corps.

Construction at HAAF began in 1931, under the engineering supervision of Captain Howard B. Nurse. In keeping with traditional California Spanish architecture, Nurse envisioned a base of white stucco buildings with red-tiled roofs. Portions of HAAF, including the airfield, were once marshland, below sea level; these areas have been protected from baywater inundation by a series of low levees. Two years later, even before the Base was completed, the 7th Bombardment Group arrived. On May 12, 1935, formal dedication ceremonies were held at Hamilton Field, named posthumously after Lt. Lloyd A. Hamilton, an Air Corps pilot killed during World War I.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TURNER DR
IGNACIO CREEK
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AARON DR
PACIFIC DR
MONTURA WAY
SAN JOSE BLVD
MARIN OAKS DR
EAGLE DR
REDWOOD BLVD
OWEN DR
NORMAN DR
MORGAN DR
ENTRADA DR
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VIA DEL PLANO
ALAMEDA DE LA LOMA
COUNTRY CLUB DR
FAIRWAY DR
ARROYO SAN JOSE
BROADMOOR CT
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CARNOUSTIE DR
BONNIE BRAE DR
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OBERTZ LN
WENWORTH LN
PEBBLE BEACH DR
CORTE ALTA
CALLE DE LA SELVA
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LEVERONI CT
DIGITAL DR
NOVATO CREEK
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PIMARON WY
RESERVOIR RD
ABERDEEN RD
RADIO RD
STATE ACCESS RD
MAIN GATE ROAD
PALM DRIVE
SAN JOSE DR
CORTEZ CIR
CRESCENT DR
ESCOLTA AVE
HANGAR ROAD
2ND ST
4TH ST
5TH ST
6TH ST
7TH ST
8TH ST
W. KELLY DR
E. KELLY DR
LANGLEY LN
BOLLING DR
RANDOLPH DR
WESTOVER CIR
S. OAKWOOD DR
SUNSET DR
CALIENTE REAL
CASA AVE
SEQUOIA DR
LOS LOMAS DR
PERIMETER RD
CLAY CT
POSADA DEL SOL
VALLEY DR
0
1600'

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Areas

Robert Bein, William Frost & Associates

4-95

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Exhibit 4

After seven years as a bomber base, the 7th Bombardment Group was relocated in 1940, and was replaced by the 20th and 35th Pursuit Groups, the 45th Air Base Group and the 82nd Observation Squadron, as well as support personnel. With the influx of personnel, HAAF population grew to over 40,000 officers and men; additional housing needs were met by constructing wood frame barracks which were still in use by the mid-1970s.

On September 18, 1947, the United States Air Force was established and the name Hamilton Field was changed to Hamilton Air Force Base. Until 1974, the Base would serve as the home of the 904th Tactical Airlift Group, the 452nd Tactical Airlift Wing, the 4651st Air Base Group, the 84th Fighter Interceptor Squadron and the 41st Aerospace Rescue Squadron.

In 1974, the Base was decommissioned as an active military installation; the property was slowly "excessed," with much of the property transferred to the Army and Navy for use as housing. The Army continued to use portions of the Base on a permit basis until July 1984, when the airfield was officially acquired by the Army.

For over a decade debate over the fate of HAAF occurred. Some believed the County should take back the land it had given to the government. Others suggested turning the field into a local airport. By 1980 the voters of Marin had rejected four ballot measures which proposed the development of a solar village, a limited County airport, a large, commercial airport, as well as a bill barring tax expenditure for an airport. By 1983, eighteen acres of HAAF, along U.S. Highway 101, had been disposed of (known as Lanham Housing, which consists of 148 remodeled and converted residential structures initially for moderate income families), Hamilton School was incorporated into the Novato School District, the Federal Fish and Wildlife Service began utilizing part of HAAF's undeveloped land, and barracks served as overnight stations for incoming Southeast Asian refugees.

By 1985, Hamilton School and the Fish and Wildlife Service still occupied part of HAAF. Also present were the Navy (which had acquired housing), the Coast Guard (which ran a search and rescue base) and the Army (which continued to operate helicopters and airplanes from the airfield). In 1985, the General Services Administration auctioned over 400 unused acres of HAAF to the highest bidder: the Berg-Revoir Corporation. The Berg-Revoir Corporation was unsuccessful at developing a Master Plan for the reuse area. The Martin Group later succeeded Berg-Revoir in becoming the master developer of the 400+ acre site, developing what is currently known as the NHP Master Plan area. The history of the NHP Master Plan and the Master Plan itself are discussed in greater detail in Section 1.5, New Hamilton Partnership Master Plan.

Approximately 700 acres of the former HAAF, consisting of runways, apron, taxiways and aircraft dispersal area, are owned by the Army and are currently in the disposal process. Much of the project site is highly developed with infrastructure, including multi-story buildings centered in the Old Headquarters area. Additional portions of the project site have been used as barracks areas for the storage of ammunition and fuels, machine shops, communications and other uses where the land is not as intensively developed as the Old Headquarters area.

There is also a closed landfill on the installation; it should be noted the federal government will retain ownership in perpetuity of the approximate 40.5-acre landfill parcel (including a 200-foot buffer), which is planned for development as a community park and open space/habitat area through the NHP Master Plan process.

1.4 THE REUSE AND PLANNING PROCESSES

The Hamilton Army Airfield Navy Parcels (the Department of Defense Housing Facility) were declared to be excess property under the Defense Base Closure and Realignment Act of 1993. This Act sets forth the procedures for the disposal of excess military property. The Pryor Amendment (1994) implements the provisions of the 1994 Base Closure Community Assistance Act, an attempt to revitalize communities impacted by base closure, and speed the economic recovery of communities where military bases are scheduled to close.

The Navy Public Works Center, the current owner of the Department of Defense Housing Facility (DoDHF) seeks to dispose of the property in accordance with the Base Realignment and Closure Act, the McKinney Act and its successor "the Feinstein Amendment." The responsibility for developing a Community Reuse Plan rests with the Hamilton Reuse Planning Authority with support from the Navy in obtaining relevant existing data. On March 22, 1994, an agreement was signed between the City of Novato and the County of Marin regarding the reuse of HAAF. This agreement established a procedure for the joint participation in the reuse planning process to ensure the protection of local and regional interests. The procedure included creation of an Advisory Commission (the Hamilton Advisory Commission, or HAC) made up of up to 25 citizens representing numerous stakeholders and stakeholder groups; a Technical Advisory Committee, or TAC, to provide technical advice; and a Multi-Agency Board, or MAB, composed of two members of the Novato City Council, one member selected by the City Council, two members of the County Board of Supervisors, and one individual selected by the Board.

The role of the MAB is to review the recommendation of the HAC and the Reuse Plan and forward its recommendations for adoption to the Novato City Council, which will have the final authority to approve the Plan. In the event the City Council considers substantial revisions to the Reuse Plan recommended by the MAB, the procedures provide for additional MAB review. Upon final adoption by the City Council, the Reuse Plan will be referred to the Federal Government for the environmental review process.

The Navy intends to prepare a Disposal and Reuse Plan EIS using the approved Community Reuse Plan as the focus of the EIS analysis (i.e., the "preferred alternative"). During the environmental review process, the requirements of both the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA) will be met. Substantial public review will be included in this process, consistent with the NEPA/CEQA process.

The Reuse Plan in itself will confer no entitlements on HAAF property, nor will it result in the disposition of any of HAAF real estate to anyone, except Federal agencies, such as the Department of Veteran's Affairs or Coast Guard. This Reuse Plan provides a blueprint of the community's goals for the residential and non-residential lands within the planning area. The Reuse Plan is a policy document which also describes the types and locations of land uses envisioned at Hamilton. The Reuse Plan will also be utilized by the City of Novato in their General Plan Update, which provides land use direction for the City. Additional layers of city, agency, and public review, and additional technical studies will be required before land within HAAF will be developed in accordance with the Reuse Plan. Most importantly, someone must eventually purchase the property from the Federal government or convince them to give it away at a discount.

The Hamilton Community Reuse Plan process focused on the rehabilitation and reuse of the Navy housing areas and non-residential properties. Groups with a vested interest, such as residents of nearby neighborhoods, affordable housing and homeless advocates, commercial interests, local and regional governments, the New Hamilton Partnership and the Navy were included in the process through a series of workshops and public HAC and MAB meetings.

The primary objective of the planning process has been to develop a Community Reuse Plan for the entire HAAF complex (the NHP development area, the Army Runway Parcel/Hospital Hill, and the Navy Housing Facility and its associated commercial parcels) which reflects community consensus through substantial public involvement. A second objective has been to identify affordable housing opportunities to satisfy a significant portion of Novato's State-mandated affordable housing needs and methods to help the homeless.

1.5 DEVELOPMENT OF LAND USE PLAN

In February, 1995 the Hamilton Advisory Commission (HAC) initiated a series of public meetings and workshops designed to maximize public awareness and stimulate public participation on the issue of reuse of Hamilton Army Airfield (HAAF) to formulate reuse alternatives for the study area. The HAC held seven noticed public hearings to obtain public input in the formulation of reuse alternatives for HAAF. The public hearings were well attended and the HAC provided an opportunity for public comment at each scheduled meeting. Although there are differences of opinion as to the most appropriate reuse of the different portions of HAAF, the alternative reuse plans formulated by the HAC accommodated all of the land use requests identified in the public participation process.

The HAC forwarded the reuse alternatives for the ten Planning Areas and the Runway Parcel of HAAF to the Multi-Agency Board (MAB). The alternatives consisted of land use maps, a description of the land use designations on the maps, and the assumptions upon which the land use alternatives were formulated. In addition, the HAC forwarded a list of planning issues which they recommended the MAB address. The HAC did not recommend a preferred alternative nor did the HAC recommend any policy direction on the various planning issues which arose during the public participation process. The HAC acknowledged that it was the MAB's role and responsibility in the reuse planning process to determine a preferred land use plan and decide the level to which the Reuse Plan would accommodate the policy interest requests of divergent groups.

At the MAB meeting in July, 1995, the MAB selected a preferred land use plan for each of the ten planning areas and the Runway Parcel. This Reuse Plan is based on those preferred land use plans. At the MAB meeting of September 26, 1995, the MAB approved the Reuse Plan for consideration by the Novato City Council, with the proviso that at the point of implementation the reuse plan will not adversely impact property values or public services or increase taxes or fees, upon existing residents of the City of Novato.

Prior to implementation of any aspect of the reuse of the Department of Defense property, the City of Novato will require the resolution of negative fiscal impacts on the City of Novato and its residents which could result from implementation of any aspect of this Reuse Plan.

Any reuse proposal submitted to the City of Novato will be required to be accompanied by an Economic Implementation Plan which will identify any potential fiscal impacts on the City and its residents as well as the measures to be implemented resolving negative fiscal impacts.

1.6 NEW HAMILTON PARTNERSHIP (NHP) MASTER PLAN

The New Hamilton Partnership (NHP) Master Plan area, shown on Exhibit 3, is a part of the Reuse Plan. However, development of the plans and policies for the reuse of the NHP Master Plan area are regulated by the NHP Master Plan and are incorporated herein by reference. Any modifications to the NHP Master Plan adopted by the Novato City Council are considered to be simultaneously incorporated into this Reuse Plan. Some general information is included within this document to provide a context in which to consider the potential reuse of the adjacent areas. A copy of the NHP Master Plan and related documents is on file at the City of Novato, 901 Sherman Avenue, Novato, California.

The initial Master Plan for what is now known as NHP area was submitted to the City of Novato for review and approval in December 1985. Following staff review the Project Draft EIR was circulated in December 1986. This Master Plan proposal consisted of development permitting up to 2,500 dwelling units and approximately 4,082,000 sq. ft. of commercial/warehousing space. Due to comments received from the review of the Draft EIR and input public hearings, the project sponsor made a determination that the Master Plan, as proposed, would have to be revised to incorporate the recommended mitigation measures.

The revised Master Plan proposal was submitted to the City of Novato in September 1987. This Master Plan proposal called for development of up to 3,550 dwelling units and approximately 2,900,000 sq. ft. of commercial/warehousing space. The Draft EIR for this revised project was circulated in October, 1988. After public review, the EIR was certified by the Novato City Council in December 1988, together with the approval of the Master Plan and General Plan Amendment. In early 1989, a citizens referendum was placed on the ballot for public vote on whether the proposed Hamilton Field Master Plan proposal should proceed. The referendum specifically addressed the ordinance adopting the General Plan Amendment, Master Plan and Redevelopment Plan. The measure was voted down.

A new proposal for the reuse of the NHP area was presented to City of Novato officials in January, 1992 for review. Subsequently, a Master Plan packaged by the Martin Group, the project sponsor, was submitted to City staff for review. On January 31, 1992, a Notice of Preparation was distributed stating that a SCEIR would be prepared addressing the impacts of this Master Plan proposal. However, after the 30-day review period of the NOP, and based on market data regarding potential commercial/ warehousing tenants, the project sponsor redefined the proposed Master Plan and the mix of land uses.

The Master Plan which was on file was then amended by the New Hamilton Partnership and a new application was submitted by the New Hamilton Partnership with the Martin Group as Project Manager in October, 1992. On June 22, 1993, the City Council approved the NHP Master Plan and Development Agreement for the NHP development project. This approval consisted of the following: construction of up to 750 dwelling units; rehabilitation of the BOQs to accommodate 70 dwelling units; 25 senior rental dwelling units; and a maximum of 825,000 sq. ft. of commercial land uses.

Subsequently, the project sponsor proposed minor modifications to the NHP Master Plan which were reviewed and approved by the City Council on May 17, 1994. The amendment consisted primarily of clarification of the intent of various Conditions of Approvals. In addition, the City Council approved a modified Phase II Purchase Agreement on April 5, 1995. The modifications to the agreement established financial arrangements for the NHP to purchase approximately 50 acres of the 300-acre Phase II area from the City and clarified responsibility for implementation of certain Master Plan conditions and requirements. The Phase I Tentative Tract Map was approved by the City Council on July 22, 1993 and the Phase II Tentative Map was approved on May 17, 1994 for the NHP Master Plan. These Tentative Maps will allow the creation of individual parcels for each of the land uses identified within the Master Plan. The Community Park in Phase II will be designed in conjunction with the City Parks and Recreation Department. At this time, the park's facilities have not been defined.

On November 9, 1994, the NHP submitted a request for an amendment of the approved Hamilton Field. The amendment consisted of the addition of seven acres to the Master Plan area, the redesignation of several parcels, and an increase in the maximum number of dwelling units from 590 to 665 in the Phase I area.

Specifically, the Master Plan amendment proposed the following revisions:

- Redesignate approximately six acres of office uses (as approved in the 1993 Master Plan) to single-family detached residential (nine dus/ac) permitting up to 50 additional single-family detached residential units.
- Addition of a three-acre Navy parcel located at the southwest corner of San Pablo Avenue and Hangar Avenue to the Master Plan with a designation of single-family detached residential (nine dus/ac). This parcel is proposed to be incorporated into the adjacent residential parcel, permitting up to 25 additional single-family residential units.
- Addition of a four-acre Army parcel, located south of, and adjacent to, the Coast Guard site. This four-acre site is proposed to be combined with the

adjacent 1.2-acre site in the Master Plan which is currently approved for Park and Office uses. The combined five-acre parcel will have a Master Plan designation of Office (maximum of 100,000 sq. ft.).

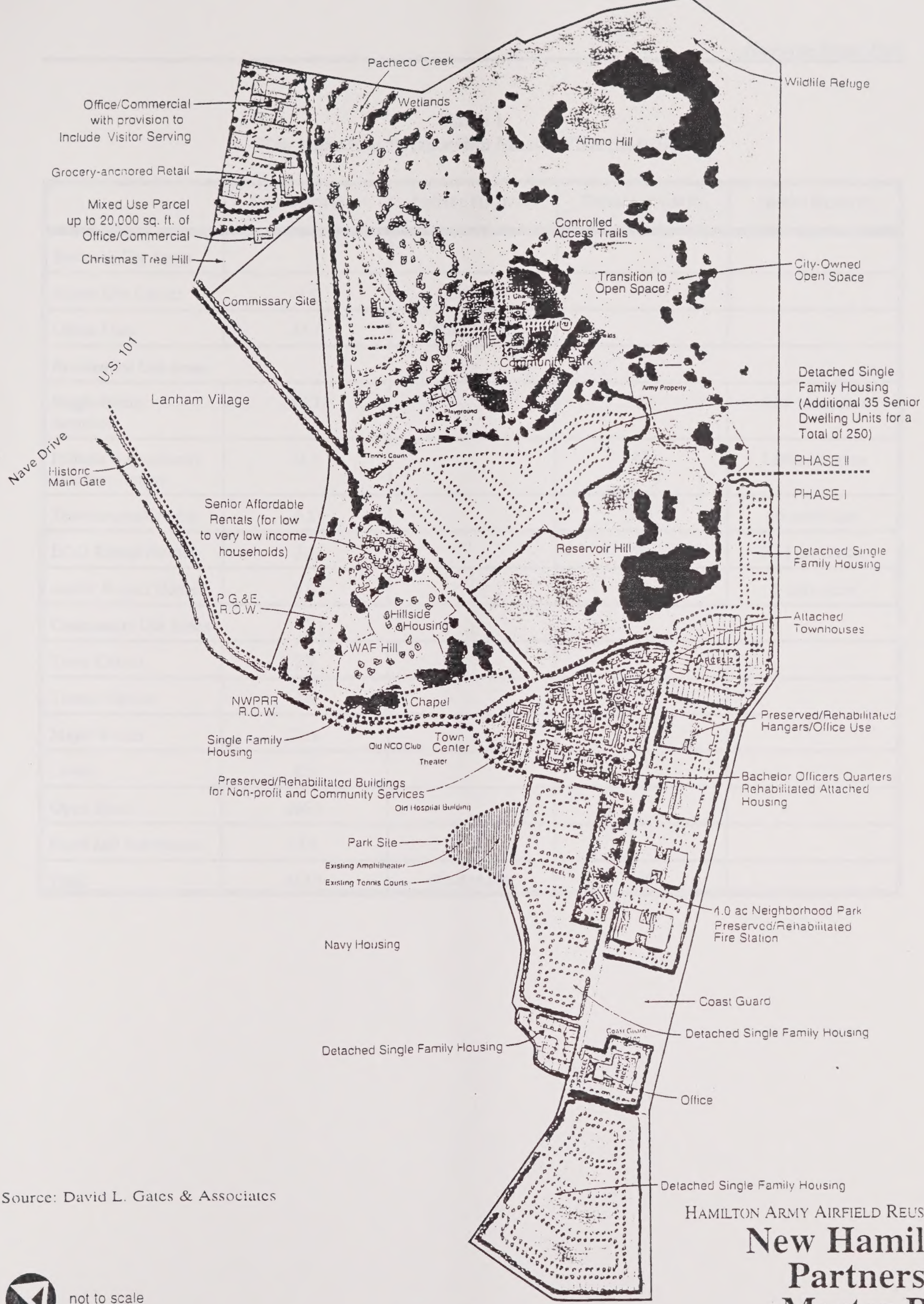
This Master Plan Amendment, General Plan Amendment and Revised Phase I Tentative Tract Map were approved by the City Council on January 24, 1995.

The land use plan for the NHP Master Plan is shown on Exhibit 5, *New Hamilton Partnership Master Plan*. Statistics are shown in Table 1, *New Hamilton Partnership Master Plan Statistics*.

Subsequently, the City of Novato and NHP have proposed several minor technical amendments to the NHP Master Plan. These amendments are considered minor and technical in nature since no modifications are requested to policy issues. The Amendments to the Master Plan are as follows:

- Identification of a new four-acre transit center site and redesignation of the 1993 Master Plan - designated transit center site, to Mixed Use/ Office/Commercial uses;
- To permit Visitor-Serving land uses within the Mixed Use/Retail site; and
- Modification of the Master Plan Condition of Approval No. 8(c), to include parameters specifying that at least 25 senior rental units shall be provided to low and very low income senior households.
- 35 additional units on Parcel 15 designed for seniors/physically disabled, for a total of 250 dwelling units.

The proposed technical amendment request was approved by the Novato City Council in September of 1995.


Pacheco Creek
Office/Commercial with provision to Include Visitor Serving
Wetlands
Wildlife Refuge
Ammo Hill
Grocery-anchored Retail
Mixed Use Parcel up to 20,000 sq. ft. of Office/Commercial
Controlled Access Trails
Christmas Tree Hill
Transition to Open Space
City-Owned Open Space
Commissary Site
Community Park
U.S. 101
Lanham Village
Army Property
Playground
Detached Single Family Housing (Additional 35 Senior Dwelling Units for a Total of 250)
Nave Drive
Historic Main Gate
Tennis Courts
PHASE II
PHASE I
Senior Affordable Rentals (for low to very low income households)
Reservoir Hill
Detached Single Family Housing
P.G.&E. R.O.W.
Hillside Housing
WAF Hill
Attached Townhouses
PARCEL 12
NWPRR R.O.W.
Chapel
Preserved/Rehabilitated Hangars/Office Use
Single Family Housing
Old NCO Club
Town Center
Theater
Preserved/Rehabilitated Buildings for Non-profit and Community Services
Old Hospital Building
Bachelor Officers Quarters Rehabilitated Attached Housing
Park Site
Existing Amphitheater
Existing Tennis Courts
PARCEL 10
4.0 ac Neighborhood Park
Preserved/Rehabilitated Fire Station
Navy Housing
Coast Guard
Detached Single Family Housing
Coast Guard
Detached Single Family Housing
ARMY PARCEL
Office
Detached Single Family Housing
not to scale

Source: David L. Gates & Associates

HAMILTON ARMY AIRFIELD REUSE PLAN

New Hamilton Partnership Master Plan

Robert Bein, William Frost & Associates
10-95
JN 30351-4445

Exhibit 5

Table 1
New Hamilton Partnership Master Plan Statistics

	GROSS ACREAGE	SQUARE FOOTAGE	DWELLING UNITS	GROSS DENSITY
Business Use Areas				
Mixed Use Center	9.4	190,000		
Office Uses	25.7	420-635,000		
Residential Use Areas				
Single-family detached	95.7		724	8.09 units/acre
Hillside single-family detached homes	16.2		15	1.08 units/acre
Townhouses/Condos	8.1		120	16 units/acre
BOQ Rental Homes	3.1		70	22.5 units/acre
Senior Rental Homes	8.6		25	3 units/acre
Community Use Areas				
Town Center	2.9			
Transit Center	3.6			
Major Roads	21.1			
Levee	8.5			
Open Space	166.9			
Parks and Recreation	44.9			
Total	**414.7**	**610-835,000**	955	

2.0 EXISTING CONDITIONS

2.0 EXISTING CONDITIONS

2.1 EXISTING LAND USES

As shown on Table 2, *Summary of Acreages by Planning Area*, there are 2,448 dwelling units located or approved (via the NHP Master Plan) at HAAF. Of these, 503 are located at Rafael Village, west of U.S. Highway 101. At Mainside, there are 282 residential units in Spanish Housing, of which 150 are located in the area called Knoll housing, and 708 units in Capehart Housing, including 150 units in the area referred to as Hillside Housing. The New Hamilton Partnership Master Plan includes a total of 955 dwelling units.

Table 2
Summary of Acreages by Planning Area

PLANNING AREA	APPROXIMATE ACREAGE	DWELLING UNITS
PA 1 Rafael Village	98[1]	503
PA 2 Capehart Housing Hillside Housing Subarea	183	558 150
PA 3 Spanish Housing Knoll Housing Subarea	125	132 150
PA 4 Commissary Triangle	12	--
PA 5 Exchange Triangle	26	--
PA 6 Town Center	5	--
PA 7 Hospital Hill	3	--
PA 8 Bowling Alley	3	--
PA 9 Officers' Club	5	--
PA 10 Ballfields	24	--
Runway	700	--
NHP Master Plan	415	955
TOTAL	1,599[2]	2,448

[1] Ignacio Boulevard, which represents approximately seven acres, is not included in this acreage.
[2] Does not include six-acre U.S. Coast Guard property.

Table 3, *HAAF Non-Residential Buildings*, identifies the existing non-residential buildings in the property controlled by the Department of the Navy, the size of these buildings, their age, as well as existing and past uses. These buildings are identified by Planning Area. For information regarding the buildings on the properties within the Army holdings, please refer to the March, 1995 EIS for the Runway, and for information regarding the buildings within the NHP Master Plan area, please refer to the NHP Master Plan and associated documents.

Table 3
HAAF Non-Residential Buildings

BUILDING NO.	EXISTING USE(S)	SIZE/CONSTRUCTION YEAR	PAST USE(S)
Planning Area 1 - Rafael Village			
404-1	Vacant	1,000 sq.ft./1950	Karate Center, Laundry
Planning Area 2 - Capehart Housing			
	No Non-Residential Structures		
Planning Area 3 - Spanish Housing			
227	Child Care Center	18,600 sq.ft./1966	Sunday School, Offices, BOQ
549*	Amateur Radio Club	1948	-
Planning Area 4 - Commissary Triangle			
801*	NEX Material Storage	9,000 sq.ft./1943	Warehouse
802	Vacant (poor condition)	3,688 sq.ft./1942	Morgue/Offices
803*	NEX Food Storage	9,000 sq.ft./1943	Warehouse
804	Commissary	20,000 sq.ft./1942	Commissary
816*	Autohobby Shop	9,500 sq.ft./1943	Auto Shop/Hobby Shop
820*	Material Storage	2,700 sq.ft./1942	Warehouse/Maintenance Shop
821*	Carpentry Shop/Storage	6,300 sq.ft./1942	Carpentry & Maintenance Shop/Warehouse
826*	Vacant	4,000 sq.ft./1953	Dry Cleaning
827*	Vacant	1,500 sq.ft./1953	Cold Storage
829*	Vehicle Storage	9,400 sq.ft./1944	Commissary/Retail/Warehouse
Planning Area 5 - Exchange Triangle			
914*	Thrift Store	4,320 sq.ft./1942	Mess Hall/Personnel Support
915*	Boy Scouts	1,750 sq.ft./1942	Squadron Headquarters
916*	Cub Scouts	1,500 sq.ft./1942	Supply/Warehouse
930*	Credit Union	4,300 sq.ft./1942	Housing
933*	Girl Scouts	1,750 sq.ft./1942	Barracks, Headquarters

Building No.	Existing Use(s)	Size/Construction Year	Past Use(s)
934*	Youth Center	4,324 sq.ft./1942	Barracks
935*	Youth Center	1,500 sq.ft./1942	A.F. Headquarters, Housing
960*	Maintenance Office	3,000 sq.ft./1942	Landscape Maintenance
965*	Shop	660 sq.ft./1958	Auto Maintenance
969*	Storage	3,000 sq.ft./1942	Auto Maintenance
970	Gas Station	4,500 sq.ft./1974	Gas Station
971	Exchange	41,140/1975	Exchange
972*	PWC Shops/Office/ Storage	18,000 sq.ft./1942	Motor Pool, Storage
973	Youth Center	2,200 sq.ft./1943	Automobile Shop
1000	OIC/Administration Office	270 sq.ft./1948	-
504	Security/Arts	13,500 sq.ft./1952	HIS House, Thrift Shop
Planning Area 6 - Town Center			
504	Security/Arts	13,500 sq.ft./1942	Motor Pool, Storage
507*	Theater	6,000 sq.ft./1938	Theater
508	Vacant	18,000 sq.ft./1939	CPO Club, Officers' Mess
603*	Chapel	10,700 sq.ft./1960s	Chapel
510*	Vacant	2,100 sq.ft./1942	Infirmary/Clinic
Planning Area 7 - Hospital Hill			
511*	Vacant	5,240 sq.ft.	-
512*	Vacant	4,802 sq.ft.	-
515/516*	Hospital	21,139 sq.ft.	Hospital
520*	Civil Air Patrol	3,635 sq.ft.	-
521*	Civil Air Patrol	3,635 sq.ft.	-
Planning Area 8 - Bowling Alley			
113	Racquetball Court	1994	-
115	Gym/Bowling Alley	20,000 sq.ft./1945	Cryptography Unit
Planning Area 9 - Officers' Club			
201*	Vacant	21,328 sq.ft./1934	BOQ
203*	Community Center	10,000/1930s	Officers' Club
Planning Area 10 - Ballfields			
204*/206	Pool House (Vacant)	6,000/1938	Pool Bathhouse

* Building which contributes to the Hamilton Historic District.

Source: Environmental Baseline Study, February 1995.

2.2 OVERVIEW OF EXISTING SITE CONDITIONS

The following is a brief summary of the material presented in the Existing Conditions Report, prepared for The Hamilton Reuse Planning Authority on May 25, 1995, prepared by Robert Bein, William Frost & Associates. This document is on file at the City of Novato, 901 Sherman Avenue, Novato, California.

The Existing Conditions Report presents information regarding the issues affecting the reuse of HAAF. This information is important in that it describes the constraints relative to the reuse of HAAF. Exhibit 6, *Constraints Summary*, is a matrix which presents a summary of these issues and a planning-level evaluation of their impact on the reuse planning of those areas of Hamilton which have not previously undergone planning. The matrix identifies three levels of constraint:

- Major Constraint: A major constraint is defined as an issue or condition which will have a major affect on the reuse plan or has high cost implications;
- Minor Constraint: A minor constraint is an issue or condition which will have an effect on the reuse planning but is deemed minor, routine, or of minor cost impact; and
- No Constraint: An issue or condition which does not affect the land use planning.

It is important to note that the City of Novato policy for the reuse of HAAF requires that any infrastructure facilities and buildings to be retained, be improved to meet current City building codes.

In general, replacement of infrastructure is considered a major constraint due to high costs, while road upgrades are lower in cost impacts. Drainage is a major issue due to the discrepancy of drainage criteria between existing ten-year and the required 25-year protection.

It should be noted that due to constraints with the Ignacio interchange/bridge and the U.S. Highway 101 capacity, off-site traffic conditions are considered a major constraint for all planning areas. In addition, the military must clean up any hazardous materials found in any planning area before the property is transferred to civilian hands. Environmental review will be required prior to any reuse of HAAF; this review will include technical studies such as biology, traffic and soils/geology.

The following section provides brief explanations of the constraints identified on the matrix.

Planning Area 1: Rafael Village

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 7, *Opportunities/Constraints - Rafael Village*, and are summarized below.

	Planning Area 1 Rafael Village	Planning Area 2 Capehart Housing	Planning Area 3 Spanish Housing	Planning Area 4 Commissary Triangle	Planning Area 5 Exchange Triangle	Planning Area 6 Town Center	Planning Area 7 Hospital Hill	Planning Area 8 Bowling Alley	Planning Area 9 Officers' Club	Planning Area 10 Ballfields
Infrastructure Condition										
Water	●	●	●	●	●	●	●	●	●	●
Sewer	●	●	●	●	●	●	●	●	●	●
Drainage	●	●	●	●	●	●	◉	●	●	●
Roadway Condition	◉	◉	◉	◉	◉	◉	◉	●	◉	●
Electrical	◉	●	●	●	●	●	●	●	●	●
Gas	◉	◉	◉	●	●	●	●	●	●	●
Structures										
Residential	●	◉	◉	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Non-Residential	●	N/A	◉	●	●	◉	●	◉	◉	◉
Traffic										
On-Site	◉	◉	◉	◎	◎	◎	◎	◎	◎	◉
Off-Site	●	●	●	●	●	●	●	●	●	●
Soils/Geology/Seismic	◉	◉	◉	◉	◉	●	◎	◉	●	[1] ◉●
Biological Resources	◉	◉	◉	◎	◎	◎	◉	◎	◉	◉
Cultural Resources	◉	◉	◉	◎	◎	◉	◉	◎	◉	◉
Land Use Compatibility	●	◎	◎	◉	◉	◎	◎	◎	◎	◎
Hazardous Materials	◎	◎	◎	◎	◎	◎	◎	◎	◎	◎
Recreation	+	+	+	-	+	-	+	+	+	+
Landscape	◉	◎	●	◎	◎	●	◉	◎	◎	◎

[1] Please see discussion in text, this Planning Area is underlain by two distinct geologic formations.

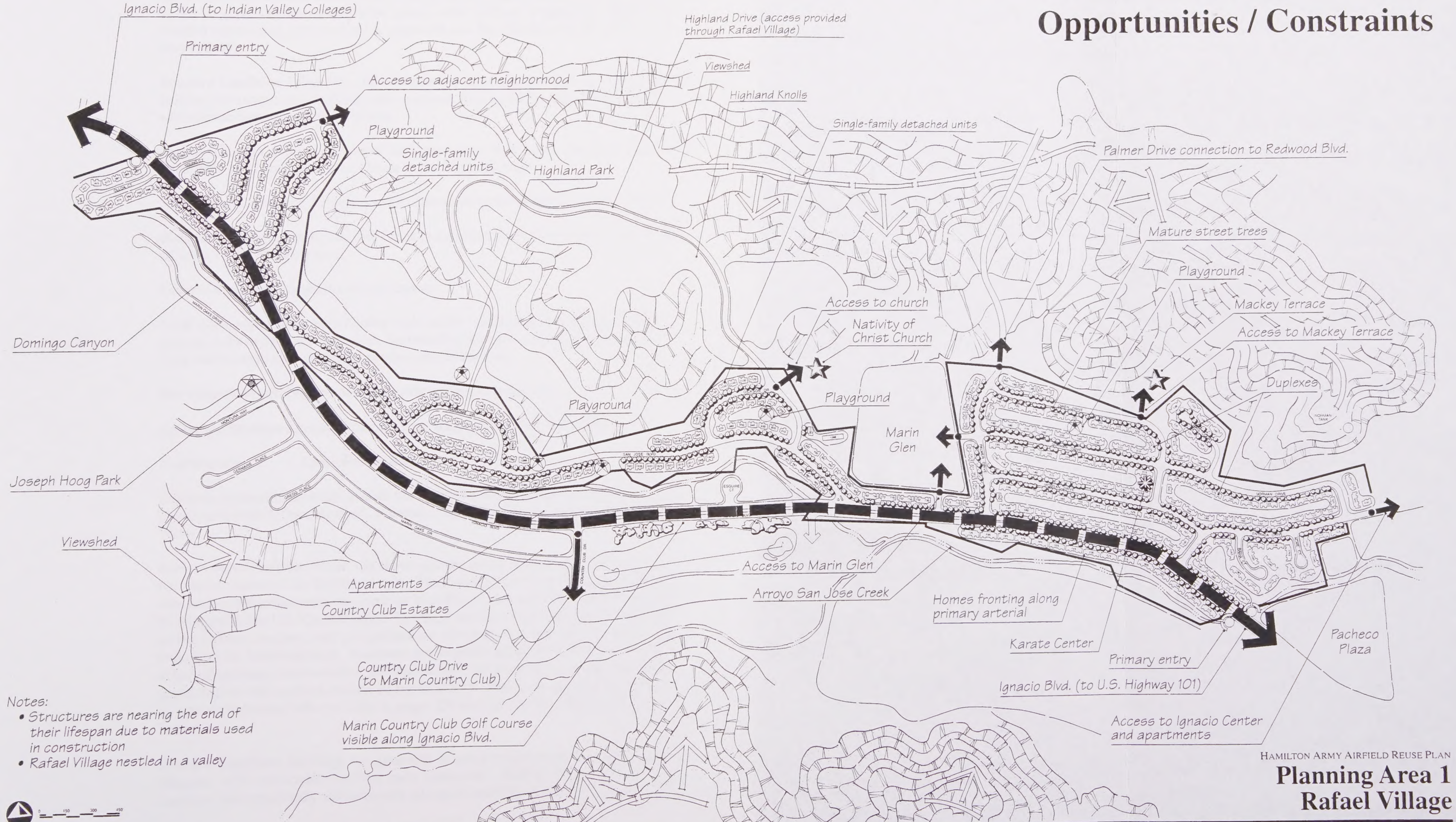
●	Major Constraint
◉	Minor Constraint
◎	Not a Constraint
+	Existing Recreation Facility(ies) are Present
-	No Recreation Facility(ies) are Present
N/A	Not Applicable

HAMILTON ARMY AIRFIELD REUSE PLAN

Constraints Summary

Exhibit 6

Opportunities / Constraints


Ignacio Blvd. (to Indian Valley Colleges)
Primary entry
Access to adjacent neighborhood
Highland Drive (access provided through Rafael Village)
Viewshed
Highland Knolls
Single-family detached units
Palmer Drive connection to Redwood Blvd.
Playground
Single-family detached units
Highland Park
Mature street trees
Playground
Mackey Terrace
Access to Mackey Terrace
Access to church
Nativity of Christ Church
Domingo Canyon
Duplexes
Playground
Playground
Marin Glen
Joseph Hoog Park
Viewshed
Access to Marin Glen
Apartments
Arroyo San Jose Creek
Country Club Estates
Homes fronting along primary arterial
Karate Center
Primary entry
Pacheco Plaza
Country Club Drive (to Marin Country Club)
Ignacio Blvd. (to U.S. Highway 101)
Marin Country Club Golf Course visible along Ignacio Blvd.
Access to Ignacio Center and apartments
0
150
300
450

Notes:
- Structures are nearing the end of their lifespan due to materials used in construction
- Rafael Village nestled in a valley

Hamilton Army Airfield Reuse Plan

Planning Area 1
Rafael Village

Exhibit 7

Robert Bein, William Frost & Associates
5-96
JN 30351-4445

Infrastructure Condition: Water and sewer systems are in poor condition. The drainage system is undersized per City standards. Electrical and gas systems are in adequate condition but are old and will need to be remetered for individual units. Roadways are in fair to good condition but have some areas of bad alligatoring (for more detailed information, refer to Table 8, pages 228 and 229, Existing Conditions Report, May 9, 1995).

Structure Condition: While the 500+ residential units and the one non-residential building have correctable building code violations, they are at the end of their lifespan, with substandard structural conditions.

Traffic: Through access to adjacent land uses must be retained, which constrains circulation and hence, land use patterns in the Planning Area.

Soils/Geology/Seismicity: There are some construction constraints due to alluvial soils.

Biological Resources: Arroyo San Jose Creek (a significant biological resource) is located adjacent to the Planning Area.

Cultural Resources: No constraints are known.

Land Use Compatibility: Surrounding high quality single-family residential uses are present to the north, south, and west. Surrounding land use intensity/density increases from west to east, with the most intensive uses to the east.

Recreation Facilities: Numerous tot lots exist in the Planning Area.

Landscape/Streetscape Features: Mature streetscapes exist along the roadways.

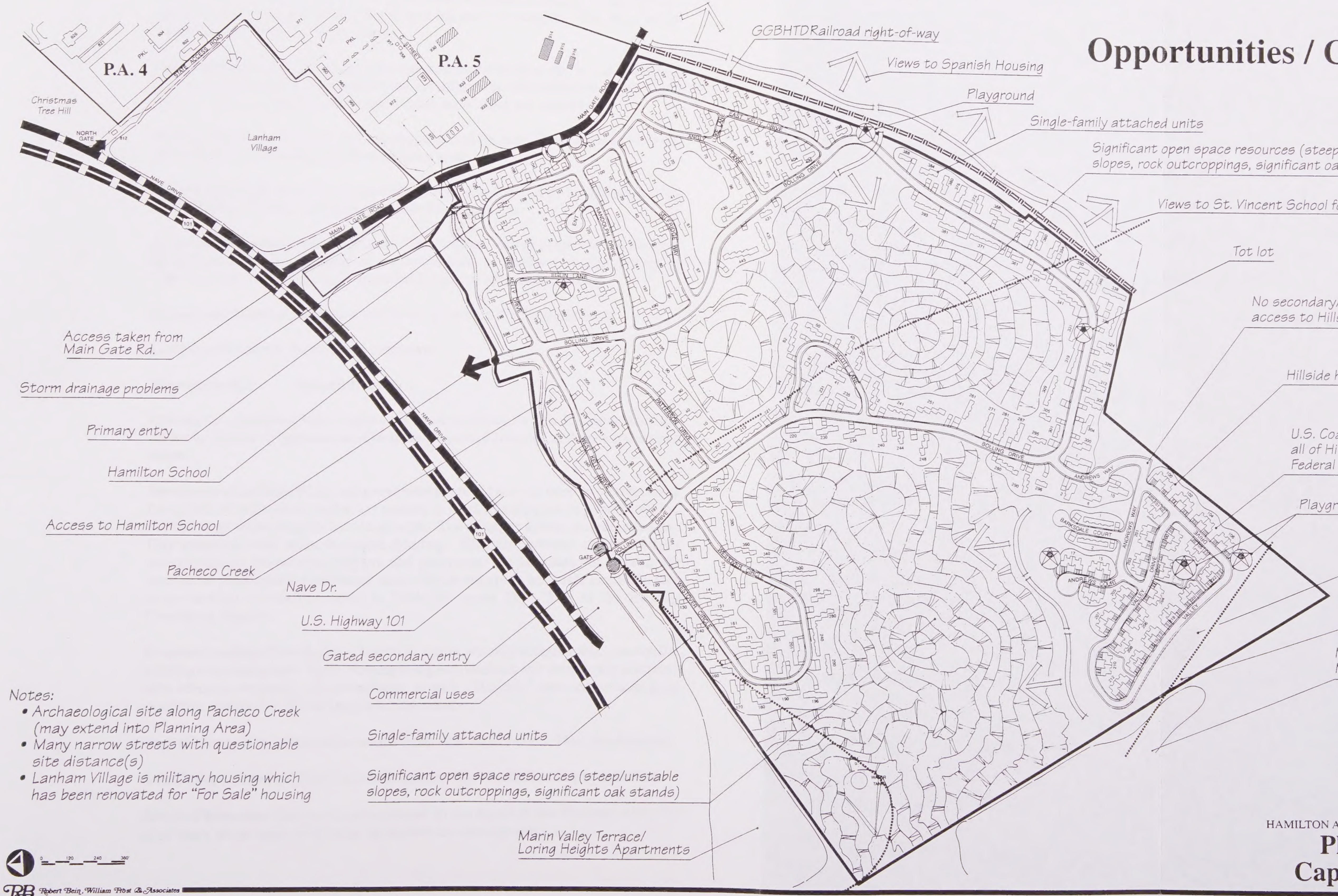
Planning Area 2: Capehart Housing

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 8, *Opportunities/Constraints - Capehart Housing*, and are summarized below.

Infrastructure Condition: Water and sewer systems are in adequate condition but will need to be remetered for individual units. The drainage system is undersized per City standards and flooding problems occur on West Kelly Drive and in Hillside Housing (to be retained by the U.S. Coast Guard). Electrical systems utilize voltages unacceptable to the electric company, and gas systems are adequate, but old, and will need to be remetered for individual units. Roadways are generally adequate but have some areas of bad alligatoring, narrow widths, and limited sight distances (due to vertical curves at speeds higher than military residential speed limits). (For more detailed information on street conditions, refer to Table 9, pages 230 and 231, of the Existing Conditions Report.)

Structure Condition: Buildings are generally in good condition and are structurally adequate with correctable building code violations. Hillside Housing is in good condition and structurally adequate with adequate building code compliance.

Opportunities / Constraints



P.A. 4
P.A. 5
Christmas Tree Hill
NORTH GATE
Lanham Village
STATE ACCESS ROAD
MAIN GATE ROAD
NAVE DRIVE
101
EAST KELLY DRIVE
WEST KELLY DRIVE
BOLLING DRIVE
RANDOLPH DRIVE
SELFRIDGE WAY
PATTERSON DRIVE
WESTOVER CIRCLE
ANDREWS WAY
ANDREWS COURT
BARKSDALE COURT
VALLEY DRIVE
GATE
WATER TANK

GGBHTDRailroad right-of-way

Views to Spanish Housing

Playground

Single-family attached units

Significant open space resources (steep/unstable slopes, rock outcroppings, significant oak stands)

Views to St. Vincent School for Boys

Tot lot

No secondary/emergency access to Hillside housing

Hillside housing (six-plexes)

U.S. Coast Guard has requested all of Hillside housing through the Federal screening process

Playground

Storm drainage problems

Approximate fault trace

Marin Valley Country Club Mobile Home Park

Access taken from Main Gate Rd.

Storm drainage problems

Primary entry

Hamilton School

Access to Hamilton School

Pacheco Creek

Nave Dr.

U.S. Highway 101

Gated secondary entry

Commercial uses

Single-family attached units

Significant open space resources (steep/unstable slopes, rock outcroppings, significant oak stands)

Marin Valley Terrace/ Loring Heights Apartments

Notes:
- Archaeological site along Pacheco Creek (may extend into Planning Area)
- Many narrow streets with questionable site distance(s)
- Lanham Village is military housing which has been renovated for "For Sale" housing

0 120 240 360'

Robert Bein, William Frost & Associates
5-95
JN 30351-4445

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 2
Capehart Housing

Exhibit 8

Traffic: There is no secondary or emergency access to Hillside Housing. Currently only one access point to Capehart Housing is open full time (Randolph). The other access is gated except during commute times.

*Soils/Geology/Seismicity:*There are some construction constraints due to colluvium. A fault trace is thought to be located in the Planning Area (100 million years old), and there are some steep slopes in the open space areas which are unstable.

Biological Resources: Hillsides, rock outcroppings, and Pacheco Creek are located in the Planning Area, all of which are in open space areas.

Cultural Resources: An archaeological site is located to the west of the Planning Area, across Pacheco Creek, and may extend into Planning Area.

Land Use Compatibility: No constraints. The Lanham Village project to the north of Main Gate Road is comprised of residential units of similar type and vintage as Capehart; these units have been upgraded for sale as affordable housing.

Recreational Facilities: Numerous tot lots are present in the Planning Area.

Landscape/Streetscape Features: No constraints.

Planning Area 3: Spanish Housing

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 9, *Opportunities/Constraints - Spanish Housing*, and are summarized below.

Infrastructure Condition: Water and sewer systems are old and will need to be remetered for individual units; water and sewer systems in Knoll Housing are in good condition but will need remetering for individual units. The drainage system is undersized per City standards, with some basement flooding. Electrical systems utilize voltages unacceptable to the electric company, and gas systems are adequate but old and will need to be remetered for individual units. Roadways are in adequate condition (for more detailed information, refer to Table 10, pages 232 - 234, of the Existing Conditions Report).

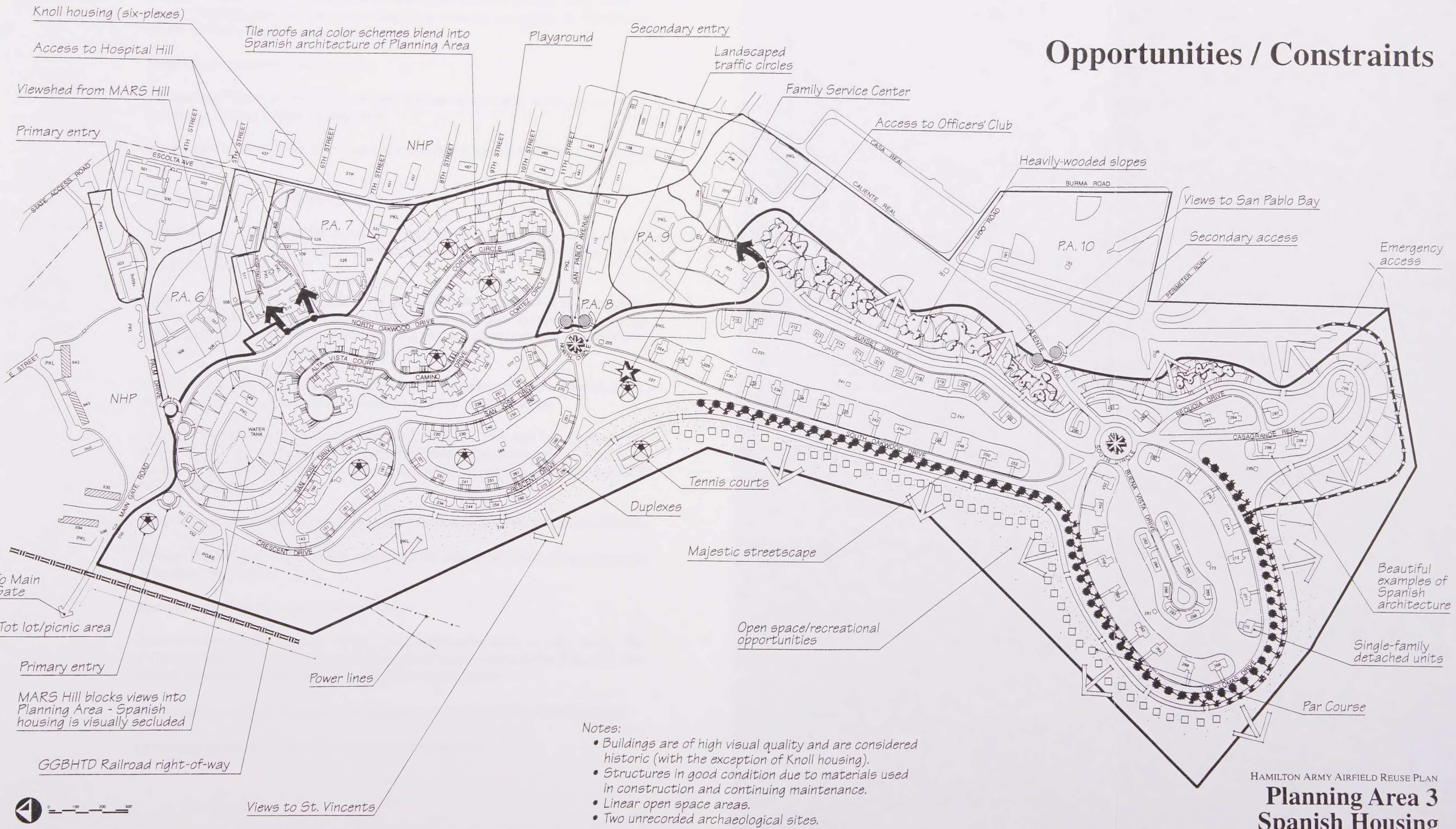
Structure Condition: Good building condition and structurally adequate with correctable building code infractions. Knoll Housing is in good condition and structurally adequate with adequate building code compliance, as well. The child care center is in good condition and the MARS building is in fair condition.

*Traffic:*Caliente Real access will be constrained after NHP Master Plan development.

Soils/Geology/Seismicity: There are some construction constraints due to colluvium.

Biological Resources: Oak woodland is located on the slopes of the Planning Area, but all of these are in open space areas unsuitable for development.

Opportunities / Constraints


Knoll housing (six-plexes)
Access to Hospital Hill
Viewshed from MARS Hill
Primary entry
Tile roofs and color schemes blend into Spanish architecture of Planning Area
Playground
Secondary entry
Landscaped traffic circles
Family Service Center
Access to Officers' Club
Heavily-wooded slopes
Views to San Pablo Bay
Secondary access
Emergency access
Tennis courts
Duplexes
Majestic streetscape
Open space/recreational opportunities
Beautiful examples of Spanish architecture
Single-family detached units
Par Course
o Main Gate
Tot lot/picnic area
Primary entry
MARS Hill blocks views into Planning Area - Spanish housing is visually secluded
GGBHTD Railroad right-of-way
Power lines
Views to St. Vincents
NHP
P.A. 6
P.A. 7
P.A. 8
P.A. 9
P.A. 10
NHP
STATE ACCESS ROAD
ESCOLTA AVE
4TH STREET
5TH STREET
6TH STREET
7TH STREET
8TH STREET
9TH STREET
10TH STREET
11TH STREET
SAN PABLO AVENUE
CASA REAL
CALIENTE REAL
BURMA ROAD
LIDO ROAD
PERIMETER ROAD
E STREET
PALM DRIVE
MAIN GATE ROAD
WATER TANK
NORTH OAKWOOD DRIVE
CORTEZ CIRCLE
ALTA VISTA COURT
CAMINO DRIVE
SAN JOSE DRIVE
CRESCENT DRIVE
NORTH CIRCLE
SUNSET DRIVE
SOUTH OAKWOOD DRIVE
EL BONITO
SEQUOIA DRIVE
CASAGRANDE REAL
SOUTH CIRCLE
BUENA VISTA DRIVE
LOS LOMAS DRIVE
PKL
PG&E
0 100 200 300'

Notes:
- Buildings are of high visual quality and are considered historic (with the exception of Knoll housing).
- Structures in good condition due to materials used in construction and continuing maintenance.
- Linear open space areas.
- Two unrecorded archaeological sites.

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HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 3
Spanish Housing

Exhibit 9

Cultural Resources: Two unrecorded archaeological sites are present in the Planning Area. The residential structures, excluding Knoll Housing, are eligible for nomination to the National Register of Historic Places.

Land Use Compatibility: No constraint.

Recreational Facilities: Numerous tot lots, a picnic area, tennis courts, and a fitness course are present in the Planning Area.

Landscape/Streetscape Features: There are significant streetscapes lined with palms and/or oaks.

Planning Area 4: Commissary Triangle

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 10, *Opportunities/Constraints - Commissary Triangle/Exchange Triangle* and are summarized below.

Infrastructure Condition: Water and sewer systems are old and will need to be replaced. The drainage system is undersized per City standards. Electrical systems utilize voltages unacceptable to the electric company, and the gas systems are old and will need to be remetered. Roadways are adequate.

Structure Condition: All buildings in the Planning Area have correctable building code violations, but are structurally substandard and are in poor condition.

Traffic: This Planning Area has good access from Nave Drive and U.S. Highway 101. State Access Road will be improved by the NHP Master Plan development, but will cul-de-sac at the railroad tracks, and a new loop road will provide access to the NHP Master Plan area.

Soils/Geology/Seismicity: There are some construction constraints due to alluvial soils.

Biological Resources: The Planning Area is totally urbanized, there are no biological resources are present.

Cultural Resources: No constraints are known.

Land Use Compatibility: Lanham Village, a residential community, is to the south. The GGBHTC railroad presents the opportunity for a transit station in the Planning Area (where the tracks are not separated by a grade of difference).

Recreational Facilities: No recreational facilities are present in the Planning Area.

Landscape/Streetscape Features: No constraints are known.

Planning Area 5: Exchange Triangle

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 10, *Opportunities/Constraints - Commissary Triangle/Exchange Triangle* and are summarized below.

Infrastructure Condition: Water and sewer systems are old and will need to be replaced. The drainage system is undersized per City standards; some of this system is located off-site in Lanham Village. Electrical systems utilize voltages unacceptable to the electric company, and the gas system is old and will need replacement. Roadways are adequate.

Structure Condition: The Exchange building itself is in good condition and is structurally adequate. Most other buildings are in fair to poor condition. The Thrift Store, Boy Scout buildings and Credit Union are structurally substandard, while the remaining buildings are structurally adequate, all of which have correctable building code violations.

Traffic: Main Gate Road is the primary entry to HAAF (Main Gate Road will be improved by the NHP Master Plan development).

Soils/Geology/Seismicity: There are some construction constraints related to alluvial soils.

Biological Resources: The Planning Area is totally urbanized; no biological resources are present.

Cultural Resources: No constraints are known.

Land Use Compatibility: Lanham Village, a residential community, is immediately to the west. The North Bay Childrens' Center has constructed a temporary facility in the Planning Area and has requested continued use of the site.

Recreational Facilities: The Youth Center, a tot lot, and a skateboard ramp currently exist in the Planning Area.

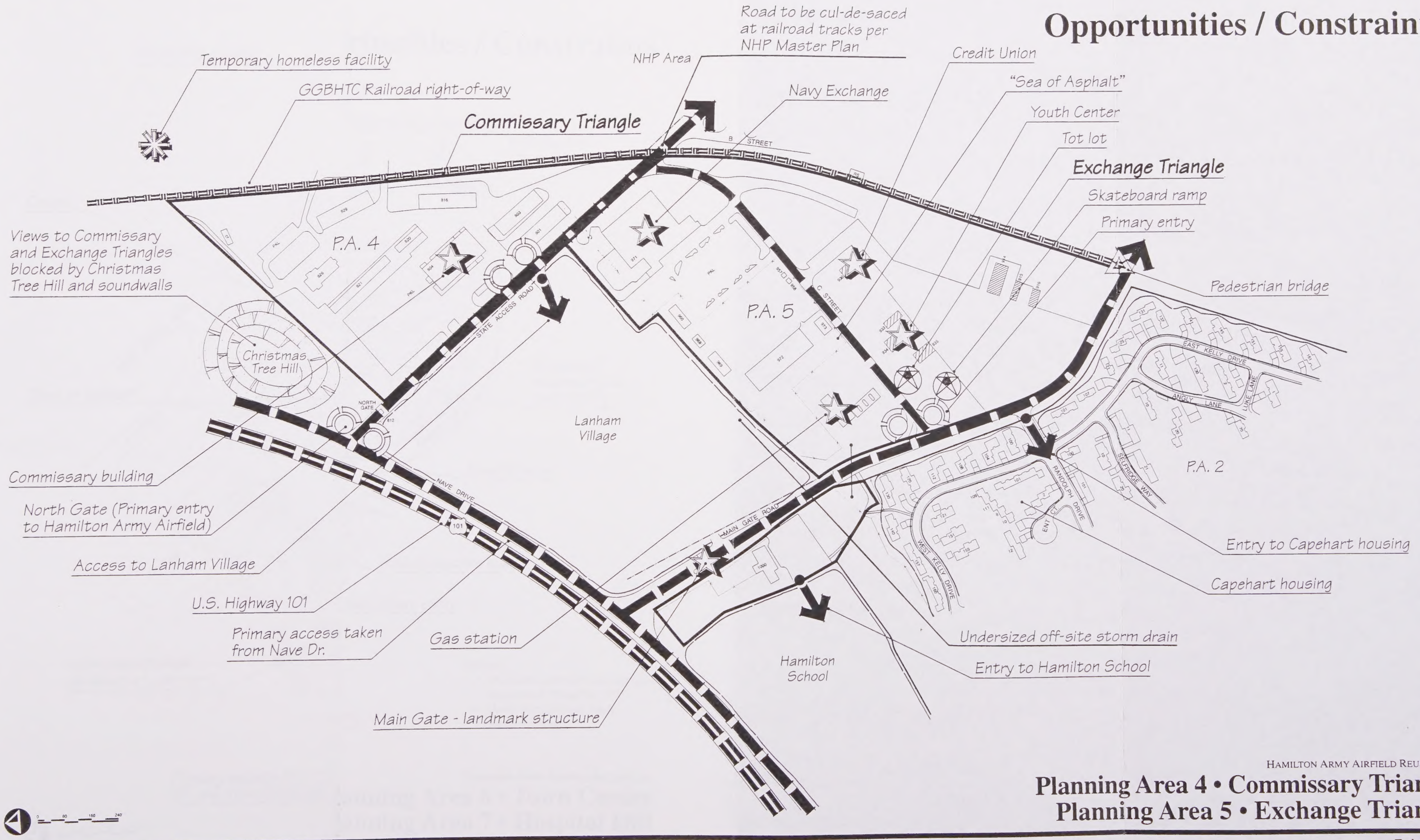
Landscape/Streetscape Features: No constraints.

Planning Area 6: Town Center

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 11, *Opportunities/Constraints - Town Center/Hospital Hill*, and are summarized below.

Infrastructure Condition: Water and sewer systems are old and will need to be replaced. The drainage system is undersized per City standards. Electrical systems utilize voltages unacceptable to the electric company, and the gas system is old and will need replacement. Roadways are adequate.

Opportunities / Constraints


Temporary homeless facility
GGBHTC Railroad right-of-way
Commissary Triangle
NHP Area
Road to be cul-de-saced at railroad tracks per NHP Master Plan
Navy Exchange
Credit Union
"Sea of Asphalt"
Youth Center
Tot lot
Exchange Triangle
Skateboard ramp
Primary entry
Pedestrian bridge
Views to Commissary and Exchange Triangles blocked by Christmas Tree Hill and soundwalls
Christmas Tree Hill
P.A. 4
P.A. 5
P.A. 2
B STREET
C STREET
STATE ACCESS ROAD
NORTH GATE
Lanham Village
NAVE DRIVE
MAIN GATE ROAD
101
EAST KELLY DRIVE
ANGLY LANE
LUKE LANE
SELFRIDGE WAY
RANDOLPH DRIVE
WEST KELLY DRIVE
ENT
Hamilton School
Commissary building
North Gate (Primary entry to Hamilton Army Airfield)
Access to Lanham Village
U.S. Highway 101
Primary access taken from Nave Dr.
Gas station
Main Gate - landmark structure
Entry to Capehart housing
Capehart housing
Undersized off-site storm drain
Entry to Hamilton School
0
80
160
240'

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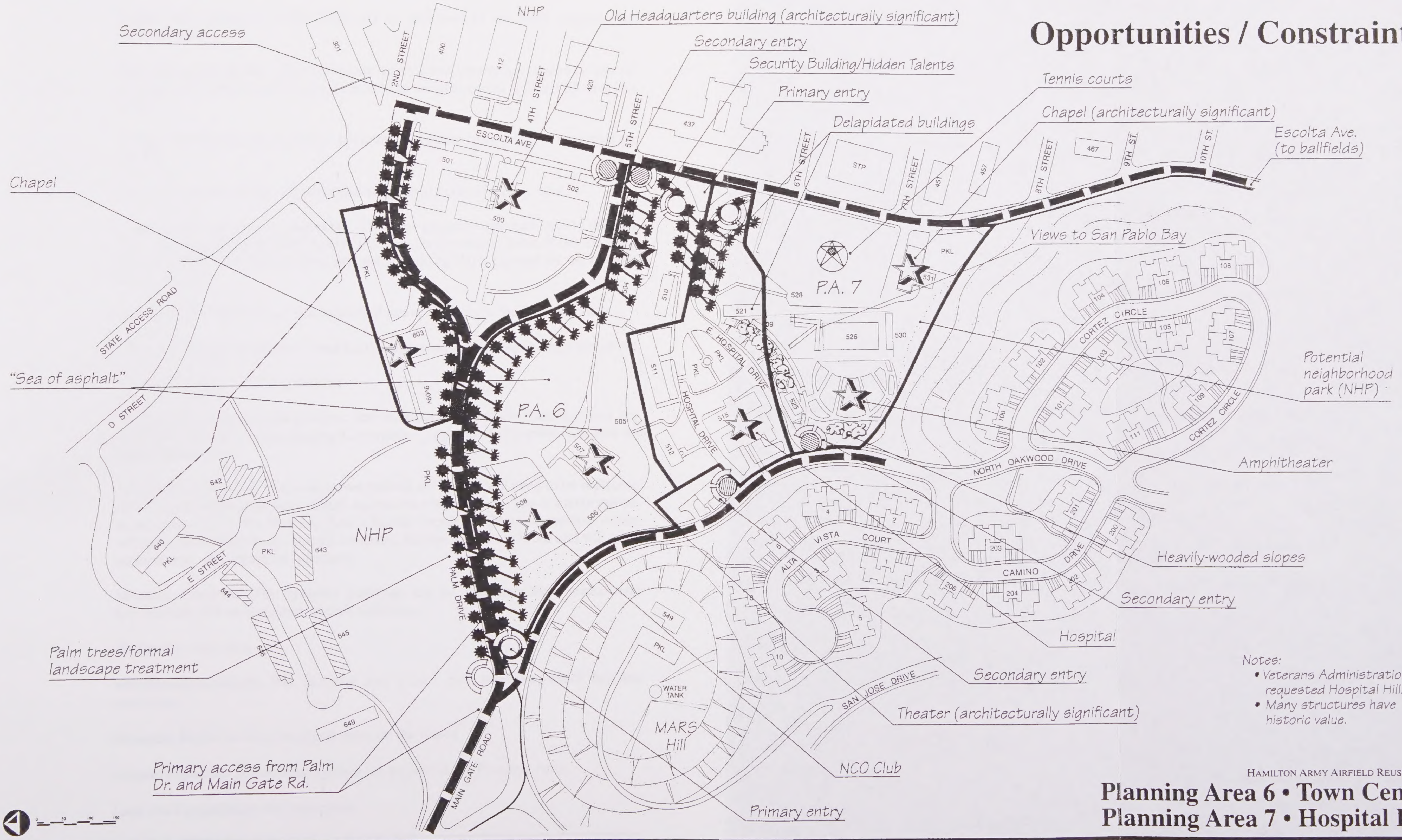
Hamilton Army Airfield Reuse Plan

Planning Area 4 • Commissary Triangle
Planning Area 5 • Exchange Triangle

Exhibit 10

Opportunities / Constraints


Secondary access
Old Headquarters building (architecturally significant)
Secondary entry
Security Building/Hidden Talents
Primary entry
Tennis courts
Delapidated buildings
Chapel (architecturally significant)
Escolta Ave. (to ballfields)
Chapel
Views to San Pablo Bay
Potential neighborhood park (NHP)
"Sea of asphalt"
Amphitheater
Heavily-wooded slopes
Secondary entry
Hospital
Palm trees/formal landscape treatment
Secondary entry
Theater (architecturally significant)
NCO Club
Primary access from Palm Dr. and Main Gate Rd.
Primary entry
NHP
2ND STREET
4TH STREET
5TH STREET
6TH STREET
7TH STREET
8TH STREET
9TH ST.
10TH ST.
ESCOLTA AVE
STATE ACCESS ROAD
D STREET
E STREET
PALM DRIVE
MAIN GATE ROAD
E. HOSPITAL DRIVE
HOSPITAL DRIVE
CORTEZ CIRCLE
NORTH OAKWOOD DRIVE
VISTA COURT
ALTA
CAMINO
DRIVE
SAN JOSE DRIVE
P.A. 6
P.A. 7
NHP
PKL
STP
MARS Hill
WATER TANK
301
400
412
420
437
457
451
467
501
502
500
503
504
505
506
507
508
509
510
511
512
515
521
525
526
528
530
531
549
603
640
642
643
644
645
646
649
9909
100
101
102
103
104
105
106
107
108
109
111
200
201
202
203
204
206
1
2
4
5
6
8
10
0
50
100
150

Notes:
- Veterans Administration has requested Hospital Hill.
- Many structures have historic value.

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 6 • Town Center
Planning Area 7 • Hospital Hill

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Exhibit 11

Structure Condition: The security building, while structurally substandard, and the theater building, a structurally adequate building, are both in good condition. The CPO Club and Chapel are in poor condition and structurally substandard.

Traffic: No constraints (Palm Drive will be improved by the NHP Master Plan development).

Soils/Geology/Seismicity: There are some construction constraints related to alluvial soils; greater construction hazards are related to the presence of artificial fill over bay mud.

Biological Resources: The Planning Area is totally urbanized; no biological resources are present.

Cultural Resources: Historical structures are present in the Planning Area.

Land Use Compatibility: No constraints. There are planned residential uses to the east and Building 500 (in the NHP Master Plan area) is the central focus of the Planning Area due to its significant architectural style. Building 500 is planned for use by non-profit agencies.

Recreational Facilities: No recreational facilities are present in the Planning Area.

Landscape/Streetscape Features: There is a significant palm streetscape along Palm Drive.

Planning Area 7: Hospital Hill

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 11, *Opportunities/Constraints - Town Center/Hospital Hill*, and are summarized below.

Infrastructure Condition: Water and sewer systems are old and will need to be replaced; the Hospital building currently floods and has no sewer system. The drainage system is adequate due to the Planning Area's hillside location. Electrical systems utilize voltages unacceptable to the electric company, and the gas system is old and will need replacement. Roadways are adequate.

Structure Condition: The Hospital buildings are in poor condition, structurally substandard, and have significant code violations.

Traffic: No constraint.

Soils/Geology/Seismicity: The Hospital area is on a rock substrate, which has few constraints.

Biological Resources: Oak woodland exists on the slopes.

Cultural Resources: Historical structures are present in the Planning Area.

Land Use Compatibility: No constraints.

Recreational Facilities: The amphitheater and tennis courts are present in the Planning Area; these have been added to the NHP Master Plan area as a neighborhood park.

Landscape/Streetscape Features: Palm streetscape lines the Planning Area roads.

Planning Area 8: Bowling Alley

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 12, *Opportunities/Constraints - Bowling Alley/Officers' Club/Ballfields*, and are summarized below.

Infrastructure Condition: Water and sewer systems are old and will need to be replaced. The drainage system is undersized per City standards. Electrical systems utilize voltages unacceptable to the electric company, and gas system is old and will need replacement. San Pablo Road is in very poor condition.

Structure Condition: The bowling alley and racquetball buildings are in good condition and are structurally adequate. The racquetball building has adequate building code compliance, and the bowling alley has correctable building code violations.

Traffic: No constraint.

Soils/Geology/Seismicity: There are some construction constraints related to the presence of alluvium/colluvium.

Biological Resources: The Planning Area is totally urbanized; no biological resources are present.

Cultural Resources: No constraints are known.

Land Use Compatibility: No constraint. Planned NHP residential uses are to the east.

Recreational Facilities: The bowling alley/gym and racquetball courts are present in the Planning Area.

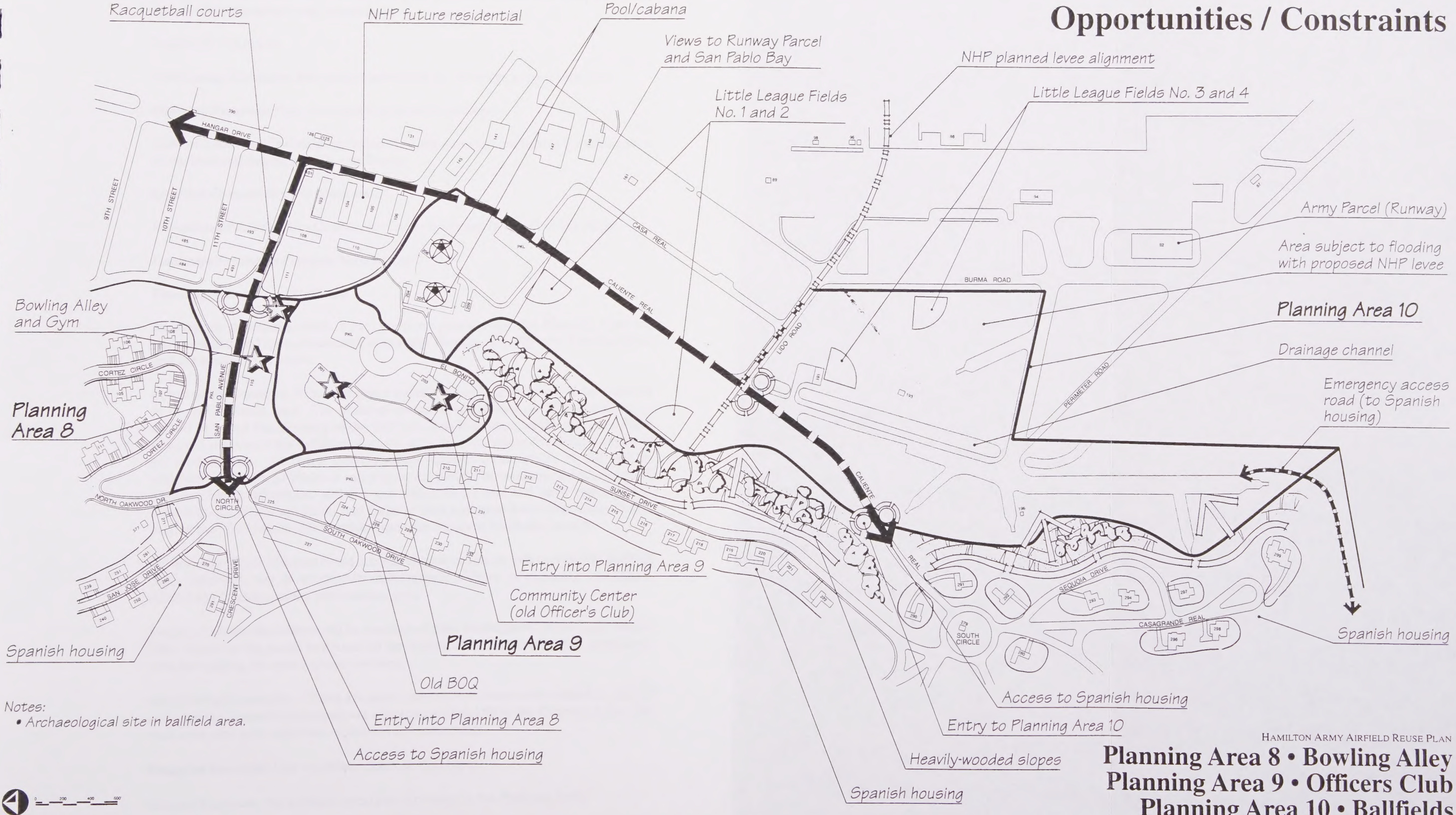
Landscape/Streetscape Features: No constraint.

Planning Area 9: Officers' Club

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 12, *Opportunities/Constraints - Bowling Alley/Officers' Club/Ballfields*, and are summarized below.

Infrastructure Condition: Water and sewer systems are old and will need to be replaced. The drainage system is undersized per City standards. Electrical systems utilize voltages unacceptable to the electric company, and the gas system is old and will need replacement. Roadways are adequate.

Opportunities / Constraints


Racquetball courts
NHP future residential
Pool/cabana
Views to Runway Parcel and San Pablo Bay
Little League Fields No. 1 and 2
NHP planned levee alignment
Little League Fields No. 3 and 4
Army Parcel (Runway)
Area subject to flooding with proposed NHP levee
Planning Area 10
Drainage channel
Emergency access road (to Spanish housing)
Spanish housing
Access to Spanish housing
Entry to Planning Area 10
Heavily-wooded slopes
Spanish housing
Bowling Alley and Gym
Planning Area 8
Spanish housing
Entry into Planning Area 9
Community Center (old Officer's Club)
Planning Area 9
Old BOQ
Entry into Planning Area 8
Access to Spanish housing
HANGAR DRIVE
9TH STREET
10TH STREET
11TH STREET
CASA REAL
CALIENTE REAL
LIDO ROAD
BURMA ROAD
PERIMETER ROAD
EL BONITO
SAN PABLO AVENUE
CORTEZ CIRCLE
NORTH OAKWOOD DR
NORTH CIRCLE
SOUTH OAKWOOD DRIVE
SUNSET DRIVE
SAN JOSE DRIVE
CRESCENT DRIVE
SEQUOIA DRIVE
CASAGRANDE REAL
SOUTH CIRCLE
CALIENTE
REAL
PKL
0 200 400 600

Notes:
- Archaeological site in ballfield area.

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HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 8 • Bowling Alley
Planning Area 9 • Officers Club
Planning Area 10 • Ballfields

Exhibit 12

Structure Condition: The BOQ is in fair to poor condition and is structurally substandard. The Community Center is in good condition and is structurally adequate, with adequate building code compliance.

Traffic: No constraint.

Soils/Geology/Seismicity: Few constraints due to the existence of rock substrate.

Biological Resources: Oak woodland is present on the slopes.

Cultural Resources: The buildings in the Planning Area are candidates for nomination to the National Register of Historic Places.

Land Use Compatibility: No constraint.

Recreational Facilities: The Community Center is located in this Planning Area.

Landscape/Streetscape Features: No constraint.

Planning Area 10: Ballfields

Existing site conditions which impact the reuse planning for this Planning Area are shown on Exhibit 12, *Opportunities/Constraints - Bowling Alley/Officers' Club/Ballfields*, and are summarized below.

Infrastructure Condition: Water and sewer systems are old and will need to be replaced in the pool/cabana area. The drainage system is undersized per City standards; it should be noted that flooding of the Ballfield Area is an issue, as the proposed NHP levee will not protect the ballfields when the outer levee is removed to flood the runway for wetland uses. Electrical systems utilize voltages unacceptable to the electric company; power to Ballfields 3 and 4 is anticipated to be terminated with the NHP Master Plan development, and the gas system is old and will need replacement. Roadways are in poor condition, and Caliente Real is proposed as a levee maintenance road in the NHP Master Plan, which constrains access to ballfields 3 and 4.

Structure Condition: The pool house is in fair to poor condition with correctable building code violations, but is structurally substandard. There is currently insufficient ADA/Title 24 access to the pool/cabana area.

Traffic: Caliente Real access will be constrained after development of the NHP Master Plan. Access to the parcel to the east of the runway must be maintained in accordance with the existing recorded access easement.

Soils/Geology/Seismicity: There are some construction constraints related to alluvial soils; greater construction hazards are related to artificial fill in the Planning Area. The pool area is on rock substrate, which has few constraints.

Biological Resources: Oak woodland exists on the slopes.

Cultural Resources: An archaeological site is present in the Planning Area.

Land Use Compatibility: No constraint, however the site is below sea level.

Recreational Facilities: A pool and four ballfields are present in the Planning Area.

Landscape/Streetscape Features: No constraint.

2.3 REQUESTS FOR BASE REUSE

The General Services Administration (GSA) has regulations for the disposal of excess military property. This screening process permits federal, local, and homeless assistance providers to identify land and buildings they are interested in acquiring when the base closes. The first step in the process is review by the Department of Defense (DoD) for property it needs for activities that will remain after the base closes. Any property that the DoD does not need is then considered by other Federal agencies. Remaining land is reported to the Department of Housing and Urban Development (HUD) who determines the suitability of surplus land for use by homeless providers in accordance with the Stewart B. McKinney Homeless Assistance Act as amended (the Feinstein Amendment). As of this writing, a further significant modification to this statute is contemplated.

Federal entities who request property or buildings are given first priority, taking precedence over local, and homeless provider requests as well as the reuse process. Federal entities who have requested property at HAAF include the following:

- U.S. Coast Guard: The 150 Hillside Housing units and 31 adjacent units in Capehart Housing for use by the U.S. Coast Guard for housing.
- Department of Veterans Affairs: The Army holdings on Hospital Hill for hospital uses, and 54 dwelling units (nine buildings) in Knoll Housing in the Spanish Housing Planning Area. It should be noted that because of the poor structural condition of the buildings on Hospital Hill, the Department of Veterans Affairs may choose not to take possession of these properties, therefore this Reuse Plan offers an alternative for this area in that event.

Requests from local government entities and homeless providers are evaluated concurrently during the reuse planning process. Public entities who have requested property at HAAF include:

- Hamilton Homes Task Force (HHTF), an umbrella organization representing local providers of homeless and transitional housing: Per the Agreement to Principles for a Planning Agreement for Affordable Housing and Homeless Support Facilities at Hamilton Army Air Field (discussed in Section 4.0, Housing Plan), HHTF has requested facilities for affordable, transitional and homeless housing on the Hamilton facility, including an 80-bed permanent emergency shelter, and 184 units of transitional housing units integrated within the Navy housing areas. The HHTF transitional housing request was later amended to 104 units. HHTF has also requested continued child care use in Building 227.

- College of Marin: Property for warehousing, corporate yard, education, job training and telecommuting purpose.
- Marin County Office of Education: Property for educational purposes.
- Novato Unified School District: Property for a corporate yard, offices and a Charter School.
- The City of Novato/HRPA: The entire DoD housing facility and associated structures, as well as Rafael Village and associated structures, for public uses, housing, and recreation purposes.
- Marin County Free Library: A 20,000 to 30,000 square-foot space for a public library.
- Marin County Sheriff's Department: The BRAC I Runway Parcel, including Buildings 82, 86, 92 and 94, as well as the surrounding tarmac, for training purposes.
- Marin Municipal Water District: Sufficient property to support operations for potable and/or reclaimed water deliveries.
- Novato Fire Protection District: Property for storage purposes.
- North Marin Water District: Property to support operations for water and recycled water.
- Golden Gate Bridge, Highway and Transit District: Property for a Transit Center.
- Novato Sanitary District: An access road to the pump station and dechlorination facility on the Runway Parcel.
- County of Marin: Approximately 700 acres on the Runway Parcel for wetlands.

In addition to these government entities and homeless advocates, several private concerns have expressed interest in continuation of existing use of buildings or facilities within Hamilton. These include requests from the Marin Composite Air Rescue Squadron Four-Civil Air Patrol, Health Systems and Solutions, Novato Little League, Maharishi Vedic Education Development Corporation, the North Bay Children's Center (which has negotiated a lease with the Navy), Hamilton Federal Credit Union, Open Door Christian Church, Knights of Columbus, Marin Athletic Coalition, the Hamilton Artists' Studio Project, Horizon Cable T.V. Inc., Interfaith Council, Marin County Child Development Center, and the Federated Coast Miwok. Many other letters of interest and concern have been forwarded by residents, business owners, and other parties interested in the reuse process.

3.0 LAND USE PLAN

3.0 LAND USE PLAN

3.1 BACKGROUND

The Land Use Plan focuses on those areas of Hamilton for which there have been no reuse plans previously prepared and adopted. Therefore, the focus of this section is on Planning Areas 1 through 10, with consideration also given to the Runway Parcel, and to a lesser extent the NHP Master Plan area. (As mentioned previously, for more detailed information relating to the NHP Master Plan area, please refer to the Master Plan itself.)

As discussed in Section 1.4, The Reuse and Planning Process, the Hamilton Advisory Committee (HAC) forwarded reuse alternatives for Planning Areas 1 through 10 and the Runway Parcel to the Multi-Agency Board (MAB). At the MAB meeting in July, 1995, the MAB selected a preferred land use plan for each of the ten planning areas and the Runway Parcel. This Reuse Plan is based on those preferred land use plans.

3.2 ASSUMPTIONS USED IN THE DEVELOPMENT OF THE LAND USE PLAN

The following assumptions were applied in the development of the Land Use Plan:

- No degradation of the level of service (LOS) of key intersections below LOS D, assuming build-out of Phases I and II of the NHP Master Plan and required mitigations.
- No capacity reservation for the proposed Bel Marin Keys 5 development.
- No U.S. Highway 101 peak hour degradation (assuming build out of Phases I and II of the NHP Master Plan and required mitigation).
- Infrastructure will be replaced to meet current standards.
- With the exception of the Transit Center, which may be relocated, the NHP Master Plan will be built out as planned.
- The potential school site identified in the NHP Master Plan will not be identified within the Navy parcels.
- Surrounding land use patterns will remain the same.
- Most natural open space and habitat areas will be retained.
- Most tree stands will be preserved.
- The existing Spanish style architectural influence will be retained on the Mainside portion of HAAF.

- The U.S. Coast Guard will occupy all of Hillside Housing and 31 adjacent Capehart Housing units for a total of 181 units. The Department of Veterans Affairs will occupy 54 units of Knoll Housing adjacent to Hospital Hill.
- Although the Department of Veterans Affairs (VA) has requested Hospital Hill, due to the poor condition of the buildings, the VA may not take possession of the Hill; therefore alternatives for the use of Hospital Hill will be provided.
- The HAAF Reuse Plan will comply with the "Agreement to Principles for a Planning Agreement for Affordable Housing and Homeless Support Facilities at Hamilton Army Airfield."
- Undeveloped creek areas will remain undeveloped in the Capehart and Rafael Village Planning Areas.
- No residential driveways will take access directly onto Ignacio Boulevard.
- No transitional housing units will be located in Rafael Village or the single-family detached housing areas of Spanish Housing.
- All inhabited structures will be brought up to current codes. It is assumed that all buildings at Rafael Village will be demolished.
- The Amphitheater/Tennis Court area of Hospital Hill (Planning Area 7) is now part of the NHP Master Plan, and is proposed for use as a Neighborhood Park.
- The loop road shown in the NHP Master Plan will be constructed.
- Proposed uses in HAAF Reuse Plan will be compatible with existing adjacent uses.
- Parklands will be provided within residential areas in support of the City's goal of 4.5 acres per 1,000 population.
- Child care facilities are permitted in any zone with a use permit under the City of Novato Zoning Ordinance. Therefore, the provision for child care facilities is not specifically identified on the alternative land use maps.

3.3 OVERVIEW OF THE LAND USE PLAN

The land use designations identified on HAAF Land Use Plan for the Navy Parcels and the Runway are based upon the recommended Novato General Plan land use designations, with the exception of the Visitor-Serving Commercial, which was developed specifically for the Hamilton Reuse Plan.

Within the Navy and Runway Planning Areas are the following residential use categories:

- Low Density Residential - A (LDR),
- Medium Density Residential - B (MDR), and
- Medium Density Multiple Family Residential (MDMFR).

The non-residential land use categories identified in these Planning Areas include:

- Community Facilities and Civic Uses (CFCU),
- Neighborhood Commercial (NC),
- Visitor-Serving Commercial (VC),
- Parks (P), and
- Open Space (OS).

It should be noted that there is also a CFCU-SP (Community Facilities and Civic Uses - Special Uses Permitted) designation. The CFCU-SP designation is found in the Commissary Triangle, Exchange Triangle and is discussed in detail later in this section.

Table 4, *Hamilton Reuse Plan Land Use Plan Summary (Navy and Runway Parcels)*, provides a summary of the acreage within each of the land use designations and the maximum number of dwelling units or building square footage allowed. As shown in Table 4, the Reuse Plan provides for 224.4 acres of residential uses, 50.5 acres of Community Facilities and Civic Uses, seven acres of Neighborhood Commercial uses, three and one-half acres of Visitor-Serving Commercial uses, 67 acres of Parks, and 827 acres of Open Space. A total of 1,255 dwelling units are provided through the Reuse Plan and a maximum of 879,910 square feet of Community Facilities and Civic Uses, 198,190 square feet of Neighborhood Commercial uses, and 60,980 square feet of Visitor-Serving Commercial uses. Exhibit 13, *Reuse Plan Land Use Plan*, shows the locations of the various land uses within the reuse plan area.

In addition to the Navy and Runway Parcels, land uses are designated in the NHP Master Plan for the NHP Master Plan area. These land uses are summarized below in Table 5, *New Hamilton Partnership Master Plan Summary*. The NHP Land Use Plan area is illustrated on Exhibit 5.

In sum, throughout the entire Hamilton complex (including NHP but excluding the federal set-asides) the following uses are proposed:

- 2,210 residential units on 356 acres;
- 46 acres of commercial, mixed use, and/or office uses to yield a maximum of 869,170 - 1,084,170 square feet of these uses;
- 57 acres of community facilities and civic uses;
- 115 acres of parks; and
- 994 acres of open space.

Acreages in this Reuse Plan are approximate. More accurate acreages will be developed during more detailed levels of planning and engineering.

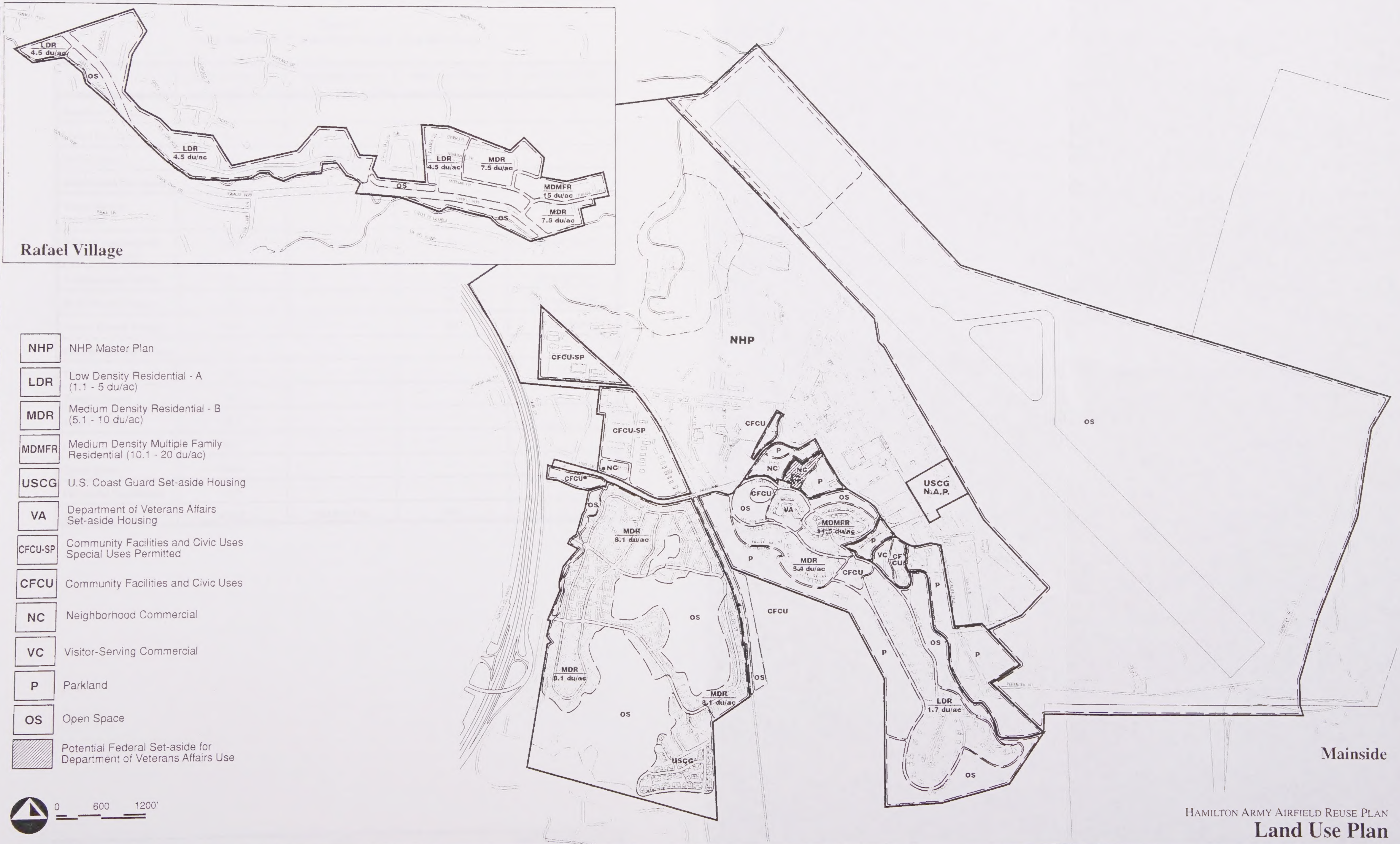
Table 4
Hamilton Reuse Plan Land Use Plan Summary
(Navy and Runway Parcels)

LAND USE DESIGNATION	ACREAGE	DENSITY/INTENSITY	AVERAGE DENSITY
Residential Use Areas			
LDR-A	96.6	337 DU's	3.5 dus/ac.
MDR-B	94.7	722 DU's	7.6 dus/ac.
MDMFR	15.1	196 DU's	12.9 dus/ac.
Business Use Areas			
NC	7	198,190 sq.ft.[2]	-
VC	3.5	60,980 sq.ft.[2]	-
Community Use Areas			
CFCU	50.5[1]	879,910 sq.ft.[2]	-
P	67	-	-
OS	827	-	-
Total Reuse Plan	1,161.4	1,255 DU's/1,139,080 sq.ft.	
Federal Set Asides			
USCG	18	181 DU's	-
VA	4.6	54 DU's	-

[1] Includes 36 acres of CFCU-SP which allows special uses such as seniors housing and the Hamilton Service Center (an 80-bed emergency shelter housing facility) in addition to the other general CFCU uses.

[2] Based on the floor-to-area ratios (FARs) identified in the text and gross acreages, these are maximum build-out projections, actual build-out is anticipated to be much less and will be limited by traffic impacts.

LDR-A: Low Density Residential; **MDR-B:** Medium Density Residential; **MDMFR:** Medium Density Multiple Family Residential; **USCG:** U.S. Coast Guard; **VA:** Department of Veterans Affairs; **CFCU:** Community Facilities and Civic Uses; **NC:** Neighborhood Commercial; **VC:** Visitor-Serving Commercial; **P:** Parkland; **OS:** Open Space


LDR
4.5 du/ac
OS
LDR
4.5 du/ac
LDR
4.5 du/ac
MDR
7.5 du/ac
MDMFR
15 du/ac
MDR
7.5 du/ac
OS
OS
Rafael Village
NHP
CFCU-SP
CFCU-SP
CFCU
NC
CFCU
P
NC
NC
P
CFCU
OS
VA
OS
MDMFR
11.5 du/ac
USCG
N.A.P.
OS
MDR
8.1 du/ac
P
MDR
5.4 du/ac
CFCU
VC
CF
CU
P
CFCU
OS
OS
P
OS
P
MDR
8.1 du/ac
MDR
8.1 du/ac
OS
OS
LDR
1.7 du/ac
USCG
OS
Mainside
0
600
1200'

NHP	NHP Master Plan
LDR	Low Density Residential - A (1.1 - 5 du/ac)
MDR	Medium Density Residential - B (5.1 - 10 du/ac)
MDMFR	Medium Density Multiple Family Residential (10.1 - 20 du/ac)
USCG	U.S. Coast Guard Set-aside Housing
VA	Department of Veterans Affairs Set-aside Housing
CFCU-SP	Community Facilities and Civic Uses Special Uses Permitted
CFCU	Community Facilities and Civic Uses
NC	Neighborhood Commercial
VC	Visitor-Serving Commercial
P	Parkland
OS	Open Space
▨	Potential Federal Set-aside for Department of Veterans Affairs Use

Robert Bein, William Frost & Associates
10-95
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HAMILTON ARMY AIRFIELD REUSE PLAN

Land Use Plan

Exhibit 13

Table 5
New Hamilton Partnership Master Plan Summary

	Gross Acreage	Square Footage	Dwelling Units	Gross Density
Business Use Areas				
Mixed Use Center	9.4	190,000		
Office Uses	25.7	420-635,000		
Residential Use Areas				
Single-family detached	95.7		724	8.09 units/acre
Hillside single-family detached homes	16.2		15	1.08 units/acre
Townhouses/Condos	8.1		120	16 units/acre
BOQ Rental Homes	3.1		70	22.5 units/acre
Senior Rental Homes	8.6		25	3 units/acre
Community Use Areas				
Town Center	2.9			
Transit Center	3.6			
Major Roads	21.1			
Levee	8.5			
Open Space	166.9			
Parks and Recreation	44.9			
Total	**414.7**	**610-835,000**	**955**	

3.4 LAND USE DESIGNATIONS

The land use designations identified in this Reuse Plan for the Navy and Runway Parcels are discussed below. The reader is referred to the NHP Master Plan for discussion of the land uses within the NHP Master Plan area.

3.4.1 RESIDENTIAL USES

The Reuse Plan residential designations utilize the Novato General Plan Preferred Plan designations and associated density ranges. However, the Planning Area land use maps (Exhibits 14 through 21, found later is this section) indicate specific (not to exceed) densities for each of the residential Planning Areas.

Low Density Residential - A (LDR): 1.1 to 5 dwelling units per acre

The Low Density Residential (LDR) category is assigned to those residential areas with established neighborhoods or areas adjacent to established neighborhoods, which are characterized, or can be designed, as single-family detached homes on individual residential lots.

This category provides for a variety of lot sizes to permit differing residential styles to mirror adjacent land uses. New lots created through the subdivision of improved or vacant land shall be the same size as, or in some situations larger than, the existing lots in the adjacent resi dential neighbohoods. Furthermore, the subdivision of residential land should be designed to protect and enhance natural resource areas such as riparian zones and oak woodlands and improve the visual character of the area.

Building heights would be limited to two stories.

Land uses to be permitted include single-family detached dwellings, home occupations, public parks and playgrounds, family size care facilities, family size day care homes, nurseries and greenhouses.

There are approximately 97 acres of LDR uses identified in the Reuse Plan. Planning Areas with LDR designations include Rafael Village and Spanish Housing, Planning Areas 1 and 3, respectively.

Medium Density Residential - B (MDR): 5.1 to 10 dwelling units per acre

The Medium Density Residential (MDR) category is assigned to existing residential areas which are characterized by this density of residential development (such as Capehart Housing and portions of Spanish Housing), and new residential areas which would abut either existing residential areas of similar density or non-residential land uses. The residential home types which could be developed under this designation could range from small lot, single-family detached units to attached units such as duplexes, triplexes or townhomes.

Both common and private open space would be integrated into neighborhoods in this designation. Building heights would be limited to two stories.

Land uses to be permitted include single-family detached and attached dwellings, home occupations, public parks and playgrounds, family size care facilities, family size day care homes, nurseries and greenhouses.

There are approximately 113 acres of MDR uses identified in the Reuse Plan. Planning Areas with MDR designations include Rafael Village, Capehart Housing, and Spanish Housing, Planning Areas 1, 2 and 3, respectively.

Medium Density Multiple Family Residential (MDMFR): 10.1 to 20 dwelling units per acre

The Medium Density Multiple Family Residential (MDMFR) category is assigned to existing residential areas which are characterized by this density of residential development (such as the Knoll Housing portion of Spanish Housing) and in new residential areas which would abut non-residential land uses. The residential home types which could be developed under this designation could range from attached units such as duplexes or townhomes to six-plexes. This category can accommodate special housing types such as seniors housing.

Land uses to be permitted include single-family detached and attached dwellings, home occupations, public parks and playgrounds, family size care facilities, family size day care homes, group care (i.e., seniors housing), attached units, nurseries and greenhouses.

Both common and private open space would be integrated into neighborhoods in this designation. Building heights would be limited to two stories.

There are approximately 15 acres of MDMFR designated in the Reuse Plan. Planning Areas with MDMFR designations include Rafael Village and Spanish Housing, Planning Areas 1 and 3, respectively. Rafael Village multiple-family residential will be limited to seniors housing.

3.4.2 NON-RESIDENTIAL USES

Community Facilities and Civic Uses (CFCU)

This designation includes public buildings and facilities, public libraries, park and open space, City offices, fire and police stations, hospitals, utilities, and privately-owned uses operating in conjunction with public uses. Land uses to be permitted in Hamilton may include schools, child care, educational uses, district offices, and religious/community uses. Many of the property requests received for Hamilton could be accommodated in this designation.

In the Commissary and Exchange Triangle areas (Planning Areas 4 and 5, respectively) there are also special uses permitted within the CFCU designation, hence the CFCU-SP (Community Facilities and Civic Uses -

Special Uses Permitted) designation. The CFCU-SP designation allows those uses allowed in the general CFCU designation, in addition to seniors housing to provide for assisted care housing (the number of units and acreage to be determined at the Master Plan stage of planning), and the Hamilton Service Center (an 80-bed emergency shelter housing facility) as detailed in the Planning Area descriptions in Sections 3.5 and 3.6. The maximum FAR is 0.40.

There are approximately 51 acres designated for CFCU (including CFCU-SP) in the Reuse Plan. Planning Areas with CFCU designations include Capehart Housing, Spanish Housing, Town Center and the Officers' Club (Planning Areas 2, 3, 4, 5, 6 and 9). Planning Areas with the CFCU-SP designation include Commissary and Exchange Triangles (Planning Areas 4 and 5).

Neighborhood Commercial (NC)

Areas designated as Neighborhood Commercial are intended to provide a location for convenience goods and services. These businesses are necessarily small in size, and often times may consist of a single-owner operated food store, cafe, or food service. Other typical uses include barber shops, beauty shops, dry cleaners (no plant on site), shoe repair, bank, second-run theater, small hardware store and small pharmacy. Small professional offices may also be appropriate within this category. It is intended that commercial development allowed for on these lands will be low traffic generators, or that the traffic generated by these commercial activities will not conflict with peak-hour traffic movements. The types of commercial activity which will not be allowed include fast-food restaurants, quick-stop food stores and large medical/professional offices.

Commercial uses within this land use designation must have the local residential population as their primary clientele and the business must be compatible with a residential setting. Commercial uses which will disrupt the flow of traffic or uses which would have a detrimental effect on residential neighborhoods will not be allowed.

The concentration of commercial development in these areas is expected to be low. A FAR up to 0.65 will be most appropriate within this area, and the height of the commercial structure must be compatible with those of the residences in the area, but shall not exceed 30 feet.

There are approximately seven acres of NC uses designated within the Reuse Plan. Planning Areas with NC designations include the Exchange Triangle, Town Center and Hospital Hill, Planning Areas 5, 6 and 7, respectively.

Visitor-Serving Commercial (VC) (Hamilton-Specific Land Use)

This designation will allow overnight accommodation for visitors and the business community. It is intended that this use will serve the local area; regional-serving uses, such as a destination commercial uses are not permitted due to traffic constraints.

Land uses permitted in this designation include bed-and-breakfast facilities, small scale conference facilities, small hotels, inns, and support commercial activities. Building heights will not exceed three stories, with a FAR of 0.40.

There are approximately three and one-half acres designated for VC uses in the Reuse Plan. Planning Areas with VC designations include Hospital Hill and the Officers' Club, Planning Areas 7 and 8, respectively.

Parkland (P)

This designation applies to existing and proposed active and passive parks and other public recreation facilities. Land uses to be permitted include ballfields and play yards, tennis courts, lawn bowling, swimming pools, court games, picnic shelters, restrooms, storage sheds, and other structures needed to accommodate public use or provide for maintenance of the land, cultural, recreational facilities, and like uses. The parkland requirement will be based upon the population of the Planning Area as determined through the site planning process using the City's parkland formula of 4.5 acres of park per 1,000 population. The maximum FAR is 0.10 for outdoor recreation and 0.5 for indoor recreation such as in the Bowling Alley Planning Area. The minimum public Park area shall be two acres.

There are approximately 70 acres of Parkland identified in the Reuse Plan. Planning Areas with Parkland designations include Spanish Housing, Town Center, Hospital Hill, Bowling Alley, and the Ballfields (Planning Areas 3, 6, 7, 8 and 10).

Open Space (OS)

This designation applies to publicly- or privately-owned, or maintained, land which is largely unimproved and devoted to the reclamation and/or preservation of natural resources (e.g., wetlands, riparian areas, woodland, grassland), outdoor passive recreation (unpaved trails and seating), and the maintenance of public health and safety. In Hamilton, these lands consist of existing creek areas, wooded hillsides and grassland areas, and habitat areas, and may include utilities. No residential uses are permitted in open space areas at Hamilton. No structures are permitted with the exception of utilities. The maximum FAR is 0.01.

There are approximately 827 acres of Open Space uses identified in the Reuse Plan. Planning Areas with Open Space designations include Rafael Village, Capehart Housing, Spanish Housing and Hospital Hill (Planning Areas 1, 2, 3 and 7), and the Runway Parcel.

U.S. Coast Guard and Department of Veterans Affairs Set-Aside Housing (USCG and VA)

These designations apply to those areas requested by the U.S. Coast Guard and the Department of Veterans Affairs for housing purposes through the Federal screening process. The USCG designation is found in Planning Area 2, Capehart Housing, and consists of approximately 18 acres. The VA designation is found in Planning Area 3, Spanish Housing, and consists of approximately 4.6 acres.

In addition, the Department of Veterans Affairs (VA) has requested Hospital Hill through the Federal screening process. Due to the poor condition of the structures on Hospital Hill, the VA may choose not to take possession of the property, therefore a reuse alternative has been provided in this Plan. If the VA elects to take possession of Hospital Hill, the land use designations will be changed from NC and VC to VA.

3.5 OVERVIEW OF PLANNING AREAS

Table 6, *Hamilton Reuse Plan Land Use Statistics by Planning Area,* summarizes the land uses within each Planning Area and the maximum number of units and/or maximum non-residential acreage. Table 6 is a summary of the land uses identified by Planning Area.

3.5.1 RAFAEL VILLAGE (PLANNING AREA 1)

The land uses identified for Rafael Village in the Reuse Plan are shown on Exhibit 14, *Land Use Plan - Rafael Village*, and are summarized below:

- ☐ Low Density Residential (LDR): The LDR-designated area within Rafael Village is comprised of 60.6 acres, providing a maximum of 275 single-family dwelling units, to produce an average density of 4.5 dus/ac.

- ☐ Medium Density Residential (MDR): There are 16.7 acres designated MDR in Rafael Village, providing a maximum of 125 dwelling units, to produce an average density of 7.5 dus/ac. The MDR uses are located in the eastern portion of the Planning Area.

- ☐ Medium Density Multiple Family Residential (MDMFR): Rafael Village includes 6.7 acres of MDMFR, providing a maximum of 100 dwelling units, to yield an average density of 15 dus/ac. This area is limited to a seniors housing facility.

- ☐ Parkland (P): Although the Parkland designation is not identified on the Land Use Plan, it is anticipated that the population housed in this Planning Area will require approximately seven acres of parks. The location and actual acreage of the park(s) will be determined at subsequent levels of planning.

- ☐ Open Space (OS): The Open Space designations within Rafael Village are located along Ignacio Boulevard and the creek. These Open Space areas, which consist of seven acres, may include trails and sitting areas. Although not shown on the map, the creeks will remain in their existing natural condition.

Table 6
Land Use Statistics by Planning Area (Navy and Runway Parcels)

Planning Areas	**Residential**			**Federal Set-Aside**	**Non-Residential**				
	LDR (ac/units)	**MDR (ac/units)**	**MDMFR (ac/units)**	**VA/USCG Housing (ac/units)**	**CFCU (acres)**	**NC (acres)**	**VC (acres)**	**P (acres)**	**OS (acres)**
Rafael Village (PA 1)	60.6/275	16.7/125	6.7/100		--	--	--	7[1]	7
Capehart Housing (PA 2)[2]	--	65/527	--	18/181	6	--	--	6[1]	88
Spanish Housing (PA 3)[2]	36/62	13/70	8.4/96	4.6/54	5	--	--	26	32
Commissary Triangle (PA 4)	--	--	--		12[3]	--	--	--	--
Exchange Triangle (PA 5)	--	--	--		24[3]	2	--	--	--
Town Center (PA 6)	--	--	--		1	3	--	1	--
Hospital Hill[4] (PA 7)	--	--	--		--	2	1	--	--
Bowling Alley (PA 8)	--	--	--		--	--	--	3	--
Officers' Club (PA 9)	--	--	--		2.5	--	2.5	--	--
Ballfields (PA 10)	--	--	--		--	--	--	24	--
Runway Parcel	--	--	--		--	--	--	--	700

[1] Park not shown on map but parkland dedication/fee required.

[2] Existing housing stock.

[3] Designated CFCU-SP, which allows special uses, including seniors housing and the Hamilton Service Center (an 80-bed emergency shelter housing facility) in addition to the other general CFCU uses.

[4] Alternative provided in the event the Department of Veterans Affairs does not take possession of Hospital Hill.

LDR: Low Density Residential; **MDR:** Medium Density Residential; **MDMFR:** Medium Density Multiple Family Residential; **VA/USCG:** Department of Veterans Affairs and U.S. Coast Guard Set-Aside Housing; **CFCU:** Community Facilities and Civic Uses; **NC:** Neighborhood Commercial; **VC:** Visitor-Serving Commercial; **P:** Parkland; **OS:** Open Space

3.5.2 CAPEHART HOUSING (PLANNING AREA 2)

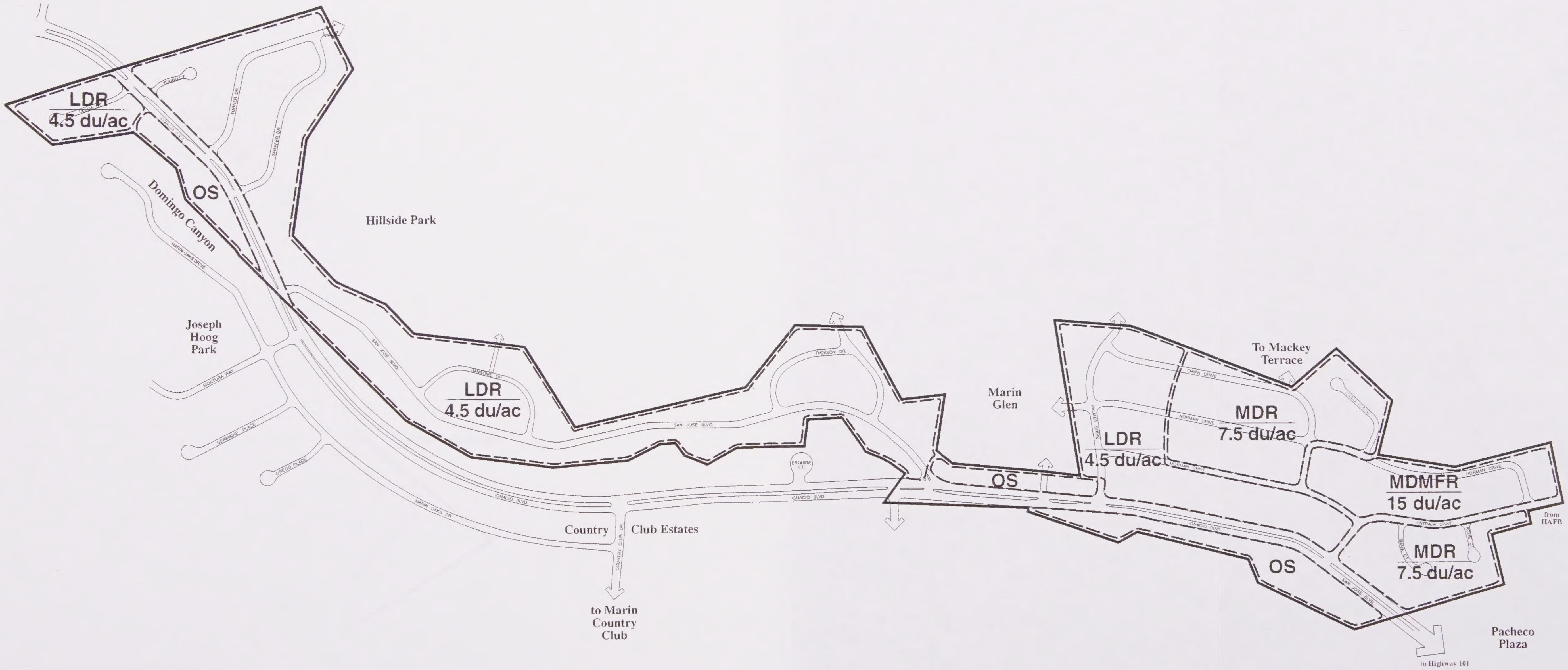
The land uses identified for Capehart Housing in the Reuse Plan are shown on Exhibit 15, *Land Use Plan - Capehart Housing*, and are summarized below.

- ☐ Medium Density Residential (MDR): This Planning Area contains 527 existing single-family attached units on approximately 65 acres, yielding an average density of 8.1 dus/ac. These will be retained.
- ☐ Community Facilities and Civic Uses (CFCU): The CFCU designation in this Planning Area consists of approximately six acres to accommodate the GGBHTD right-of-way.
- ☐ Parkland (P): Although the Parkland designation is not identified on the Land Use Plan, it is anticipated that the population housed in this Planning Area will require approximately six acres of parks. The location and actual acreage of the park(s) will be determined at subsequent levels of planning. Refer also to the Recreation and Resources sections.
- ☐ Open Space (OS): Open Space designations within Capehart Housing consist of the wooded hillsides, Pacheco Creek, and the flood control area to the east of the GGBHTD rail line. There are approximately 88 acres of Open Space uses in this Planning Area.
- ☐ U.S. Coast Guard (USCG): As part of the Federal screening process, the U.S. Coast Guard has requested 150 units of Hillside Housing plus an additional 31 adjacent Capehart Housing units, for a total of approximately 18 acres. This request takes priority over the local reuse planning process, and is therefore given the USCG designation.

3.5.3 SPANISH HOUSING (PLANNING AREA 3)

The land uses identified for Spanish Housing in the Reuse Plan are shown on Exhibit 16, *Land Use Plan - Spanish Housing*, and are summarized below.

- ☐ Low Density Residential (LDR): This Planning Area contains 62 existing single-family detached units on approximately 36 acres, yielding an average density of 1.7 du/ac. These units will be retained.
- ☐ Medium Density Residential (MDR): This Planning Area contains 70 existing duplex units on approximately 13 acres, yielding an average density of 5.4 dus/ac. These units will be retained.
- ☐ Medium Density Multiple Family Residential (MDMFR): Spanish Housing includes 96 existing dwelling units on approximately 8.4 acres in the Knoll Housing portion of the Planning Area; the average density in this area is 11.5 dus/ac.


LDR
4.5 du/ac
OS
Domingo Canyon
Hillside Park
Turner Dr
Shaffer Dr
Marin Oaks Drive
Joseph
Hoog
Park
San Jose Blvd
LDR
4.5 du/ac
Dickson Dr
Germaine Place
Gregg Place
Ignacio Blvd
Escuire Ct
Country
Club Estates
Country Club Dr
to Marin
Country
Club
Marin
Glen
To Mackey
Terrace
Owen Drive
Norman Drive
Palmer Drive
MDR
7.5 du/ac
LDR
4.5 du/ac
OS
MDMFR
15 du/ac
Entrada Drive
from
HAFB
MDR
7.5 du/ac
OS
Pacheco
Plaza
to Highway 101

LDR	Low Density Residential - A (1.1 - 5 du/ac)
MDR	Medium Density Residential - B (5.1 - 10 du/ac)
MDMFR	Medium Density Multiple Family Residential (10.1 - 20 du/ac)
OS	Open Space

Land Use Plan

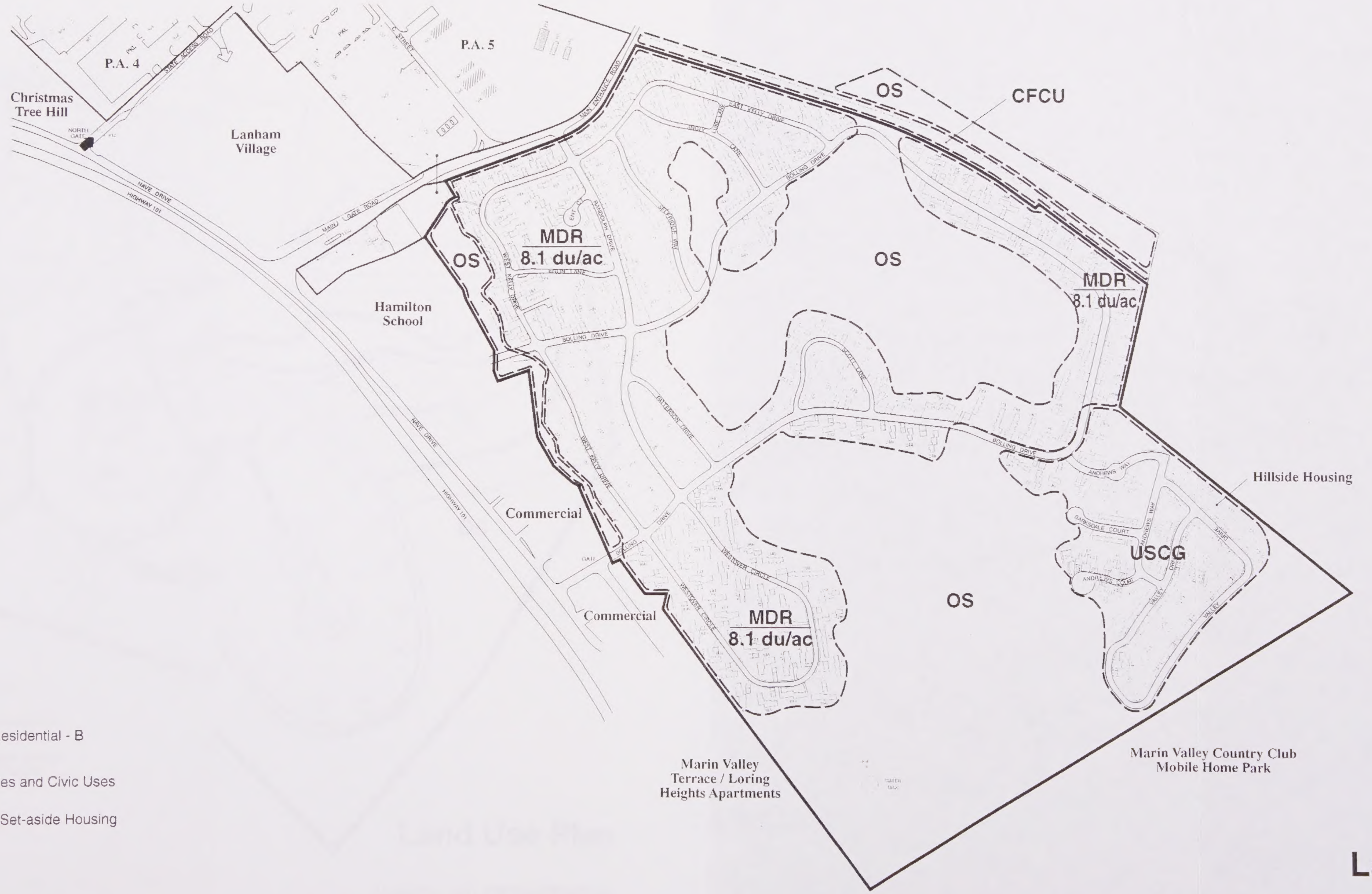
HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 1
Rafael Village

0 150 300 450 600'

Robert Bein, William Frost & Associates

Exhibit 14


P.A. 4
P.A. 5
Christmas Tree Hill
North Gate
Lanham Village
Nave Drive
Highway 101
Main Gate Road
Hamilton School
Commercial
Commercial
OS
CFCU
OS
MDR
8.1 du/ac
OS
MDR
8.1 du/ac
MDR
8.1 du/ac
OS
USCG
Hillside Housing
Marin Valley Terrace / Loring Heights Apartments
Marin Valley Country Club Mobile Home Park
Bolling Drive
West Kelly Drive
East Kelly Drive
Randolph Drive
Patterson Drive
Scott Lane
Westover Circle
Andrews Way
Barksdale Court
Valley Drive

MDR	Medium Density Residential - B (5.1 - 10 du/ac)
CFCU	Community Facilities and Civic Uses
USCG	U.S. Coast Guard Set-aside Housing
OS	Open Space

0 150 300 450'

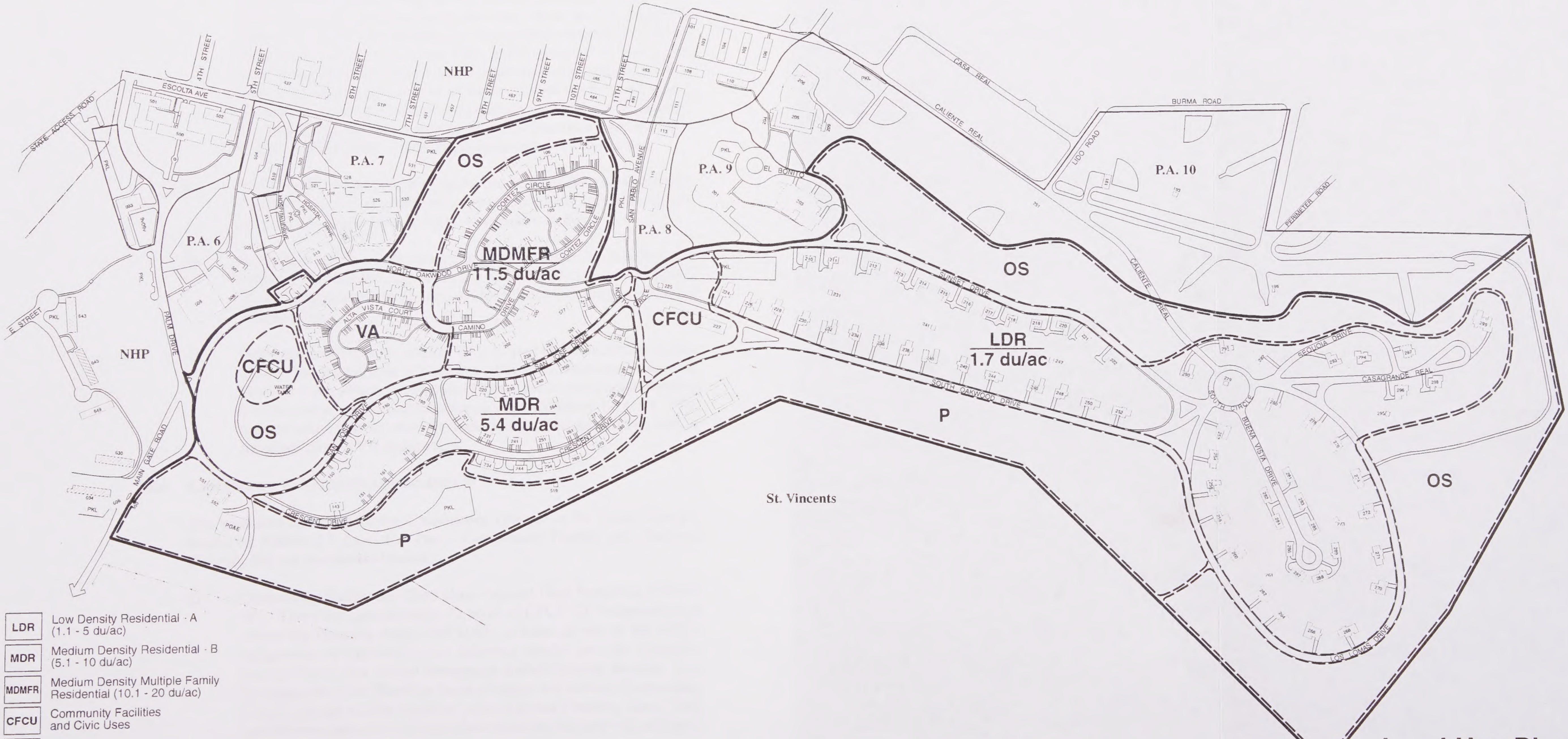
Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 2
Capehart Housing

Robert Bein, William Frost & Associates

Exhibit 15


NHP
4TH STREET
5TH STREET
6TH STREET
7TH STREET
8TH STREET
9TH STREET
10TH STREET
11TH STREET
ESCOLTA AVE
STATE ACCESS ROAD
E STREET
PALM DRIVE
MAIN GATE ROAD
P.A. 6
P.A. 7
P.A. 8
P.A. 9
P.A. 10
PKL
OS
MDMFR
11.5 du/ac
CORTEZ CIRCLE
NORTH OAKWOOD DRIVE
ALTA VISTA COURT
CAMINO
VA
CFCU
WATER TANK
MDR
5.4 du/ac
SAN JOSE DRIVE
CRESCENT DRIVE
SAN PABLO AVENUE
EL BONITO
CASA REAL
CALIENTE REAL
BURMA ROAD
LIDO ROAD
PERIMETER ROAD
SUNSET DRIVE
LDR
1.7 du/ac
SOUTH OAKWOOD DRIVE
SEQUOIA DRIVE
CASAGRANDE REAL
SOUTH CIRCLE
BUENA VISTA DRIVE
LOS LOMAS DRIVE
P
St. Vincents

LDR	Low Density Residential - A (1.1 - 5 du/ac)
MDR	Medium Density Residential - B (5.1 - 10 du/ac)
MDMFR	Medium Density Multiple Family Residential (10.1 - 20 du/ac)
CFCU	Community Facilities and Civic Uses
P	Parkland
OS	Open Space
VA	Department of Veterans Affairs Set-aside Housing

0 100 200 300'

Robert Bein, William Frost & Associates

Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 3
Spanish Housing

Exhibit 16

- ☐ Community Facilities and Civic Uses: The CFCU designation in this Planning Area is to accommodate approximately three acres of child care, libraries, adult education, or related educational uses which support the adjacent residential uses and which do not negatively impact the adjacent neighborhoods. Compatibility implies that CFCU uses would not result in noise, light, glare, aesthetic or traffic and parking impacts which conflict with a residential environment. CFCU uses which will disrupt the flow of traffic or uses which would have a detrimental effect on residential neighborhoods will not be allowed. This designation also accommodates the existing water tank and radio facility on MARS Hill, which is approximately two acres in size.

- ☐ Parkland (P): Spanish Housing includes a 26-acre linear park along the Area's western edge, which includes tennis courts and a fitness par course. This park will be retained as a passive facility.

- ☐ Open Space (OS): Open Space designations within Spanish Housing consist of the wooded hillsides facing San Pablo Bay and MARS Hill. There are approximately 32 acres of Open Space uses designated in this Planning Area.

- ☐ Department of Veterans Affairs (VA): As part of the Federal screening process, the Department of Veterans Affairs has requested 54 units of Knoll Housing adjacent to Hospital Hill for use as transitional housing for veterans in job training programs, on approximately 4.6 acres. This request takes priority over the local reuse planning process, and is therefore given a VA designation.

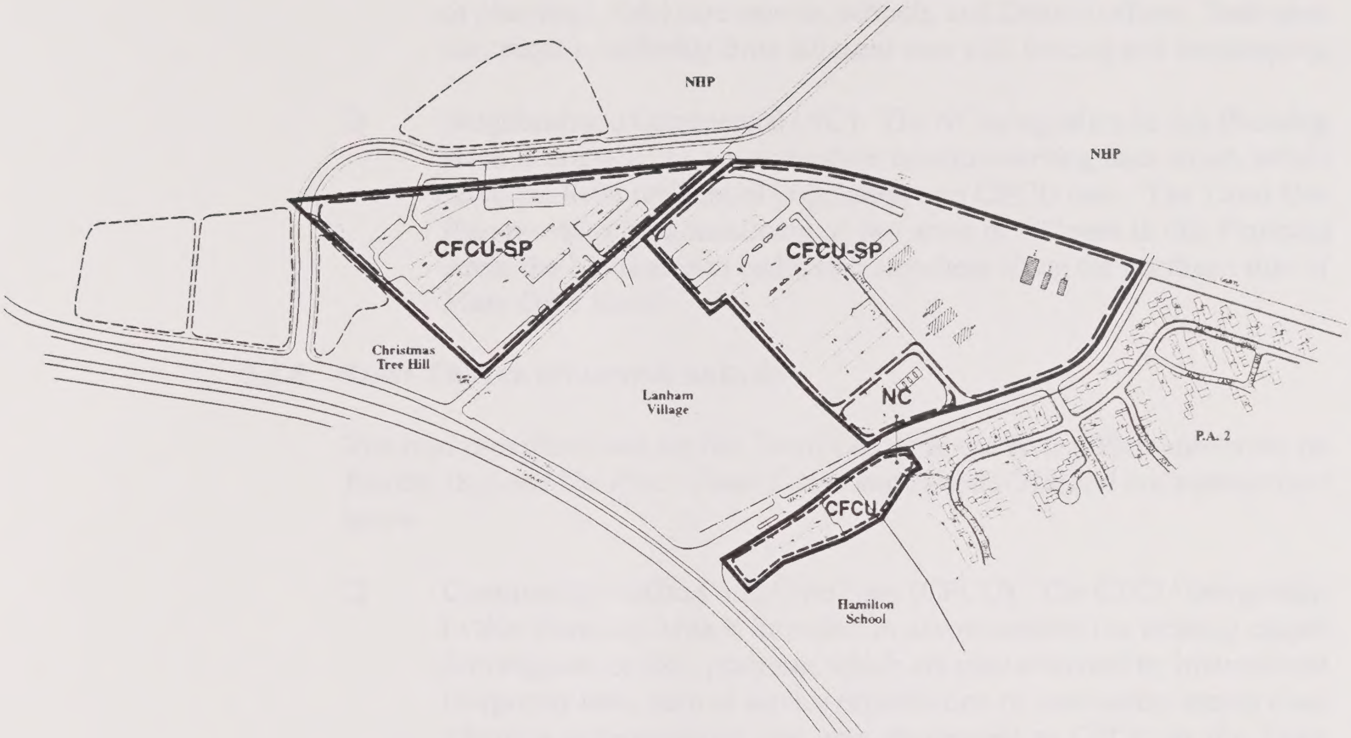
3.5.4 COMMISSARY TRIANGLE (PLANNING AREA 4)

The land uses identified for the Commissary Triangle in the Reuse Plan are shown on Exhibit 17, *Land Use Plan - Commissary Triangle and Exchange Triangle*, and are summarized below.

- ☐ Community Facility and Civic Uses - Special Uses Permitted (CFCU-SP): There are approximately 12 acres of CFCU-SP designated land within this Planning Area. CFCU-SP includes all uses in the CFCU designation, in addition to the following special use: the Hamilton Service Center (an 80-bed emergency shelter housing facility). It is anticipated that the Hamilton Service Center and a Marin Community College storage facility would be located in this Planning Area. Such uses will require buffering from adjacent residential uses with setbacks, fencing and landscaping.

3.5.5 EXCHANGE TRIANGLE (PLANNING AREA 5)

The land uses identified for the Exchange Triangle in the Reuse Plan are shown on Exhibit 17, *Land Use Plan - Commissary Triangle and Exchange Triangle*, and are summarized below.


NHP
NHP
CFCU-SP
CFCU-SP
Christmas Tree Hill
Lanham Village
NC
P.A. 2
CFCU
Hamilton School

CFCU-SP	Community Facilities and Civic Uses Special Uses Permitted
CFCU	Community Facilities and Civic Uses
NC	Neighborhood Commercial (may be relocated anywhere along northern side of Main Gate Road in Planning Area)

Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 4 • Commissary Triangle
Planning Area 5 • Exchange Triangle

0 200 400 600'

Robert Bein, William Frost & Associates

Exhibit 17

☐ Community Facility and Civic Uses - Special Uses Permitted (CFCU-SP): There are 24 acres of CFCU-SP designated land within this Planning Area. CFCU-SP includes all uses in the CFCU designation, as well as the following special uses: seniors/assisted care housing (number of units and acreage to be determined at the Master Plan stage of planning), child care centers, schools, and District offices. Such uses may require buffering from adjacent uses with fencing and landscaping.

☐ Neighborhood Commercial (NC): The NC designation in this Planning Area is intended to accommodate resident-serving uses which would serve the local residential population and CFCU uses. The Land Use Plan provides for a maximum of two acres of NC uses in this Planning Area; the NC uses may be located anywhere along the northern side of Main Gate Road.

3.5.6 TOWN CENTER (PLANNING AREA 6)

The land uses identified for the Town Center in the Reuse Plan are shown on Exhibit 18, *Land Use Plan - Town Center and Hospital Hill*, and are summarized below.

☐ Community Facilities and Civic Uses (CFCU): The CFCU designation in this Planning Area is intended to accommodate the existing chapel for religious, or like, purposes which are characterized by intermittent temporary uses, such as service organization or community center uses. There is approximately one acre designated as CFCU in the Town Center.

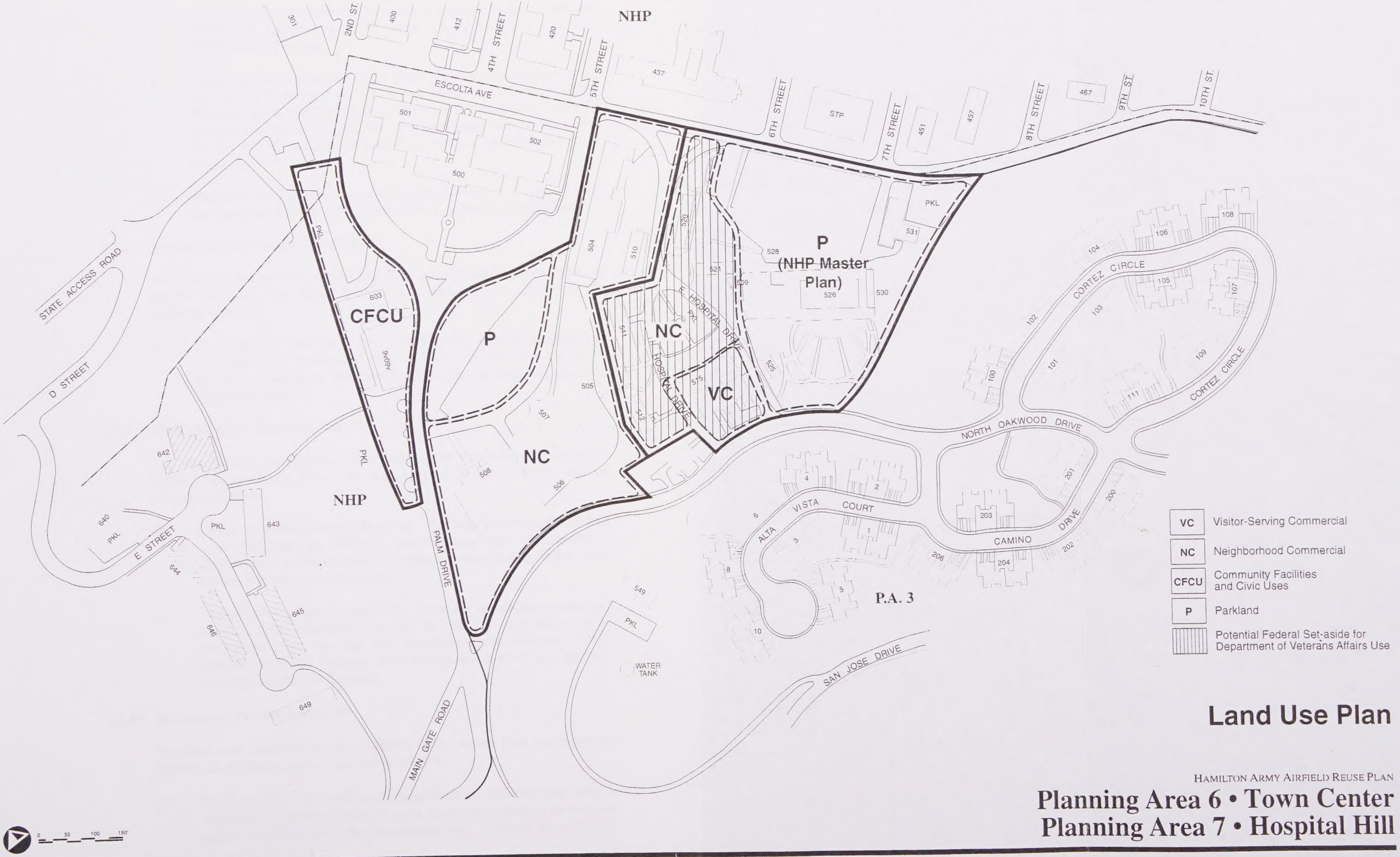
☐ Neighborhood Commercial (NC): The NC designation in this Planning Area is intended to accommodate resident-serving uses and specialty uses which would serve the local residential population and CFCU uses. The intent is to provide specialized uses such as book stores, art galleries, specialty boutiques, small cafes, small specialty food stores, artists workspaces, a second-run theater, and personal services such as barber shops and beauty shops. Approximately three acres of NC is provided on the Land Use Plan.

☐ Parkland (P): The park in this Planning Area is intended to provide for a one-acre public plaza space or other passive parkland use to support the users of the surrounding non-profit and commercial uses.

3.5.7 HOSPITAL HILL (PLANNING AREA 7)

The land uses identified for Hospital Hill in the Reuse Plan are shown on Exhibit 18, *Land Use Plan - Town Center and Hospital Hill*, and are summarized below.

☐ Neighborhood Commercial (NC): The NC designation in this Planning Area is intended to accommodate resident-serving uses which would serve the local residential population. Approximately two acres of NC


NHP
301
2ND ST.
400
412
4TH STREET
420
5TH STREET
437
ESCOLTA AVE
501
502
500
6TH STREET
STP
7TH STREET
451
457
8TH STREET
467
9TH ST.
10TH ST.
STATE ACCESS ROAD
D STREET
PKL
603
CFCU
P
504
510
520
521
E. HOSPITAL DRIVE
528
P
(NHP Master Plan)
526
509
530
531
PKL
511
NC
HOSPITAL DRIVE
512
515
VC
525
505
507
508
NC
506
NHP
642
640
E STREET
643
644
645
646
649
PALM DRIVE
MAIN GATE ROAD
549
WATER TANK
SAN JOSE DRIVE
ALTA VISTA COURT
1
2
3
4
5
6
8
10
P.A. 3
NORTH OAKWOOD DRIVE
CAMINO DRIVE
200
201
202
203
204
206
100
101
102
103
104
105
106
107
108
109
111
CORTEZ CIRCLE
0
50
100
150'

VC	Visitor-Serving Commercial
NC	Neighborhood Commercial
CFCU	Community Facilities and Civic Uses
P	Parkland
▥	Potential Federal Set-aside for Department of Veterans Affairs Use

Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 6 • Town Center
Planning Area 7 • Hospital Hill

Robert Bein, William Frost & Associates

Exhibit 18

is provided on the Land Use Plan, this is to accommodate other uses should the Department of Veterans Affairs choose not to take possession of the area.

- ☐ Visitor-Serving Commercial (VC): There is one acre designated for VC uses in this Planning Area; VC is designated in the location of the Hospital, should the Department of Veterans Affairs choose not to take possession of the facility or its site. It is anticipated that the VC uses at this site may be comprised of a small inn, bed and breakfast facility, or similar uses.
- ☐ Parkland (P): The three acre amphitheater/tennis court area has been incorporated into the NHP Master Plan as a Neighborhood Park.

3.5.8 BOWLING ALLEY (PLANNING AREA 8)

The land uses identified for the Bowling Alley in the Reuse Plan are shown on Exhibit 19, *Land Use Plan - Bowling Alley and Officers' Club*, and are summarized below.

- ☐ Parkland (P): This entire three-acre Planning Area is designated as Parkland. It is anticipated that the City may franchise the active recreation facilities in this Planning Area (the bowling alley/gym and racquetball courts).

3.5.9 OFFICERS' CLUB (PLANNING AREA 9)

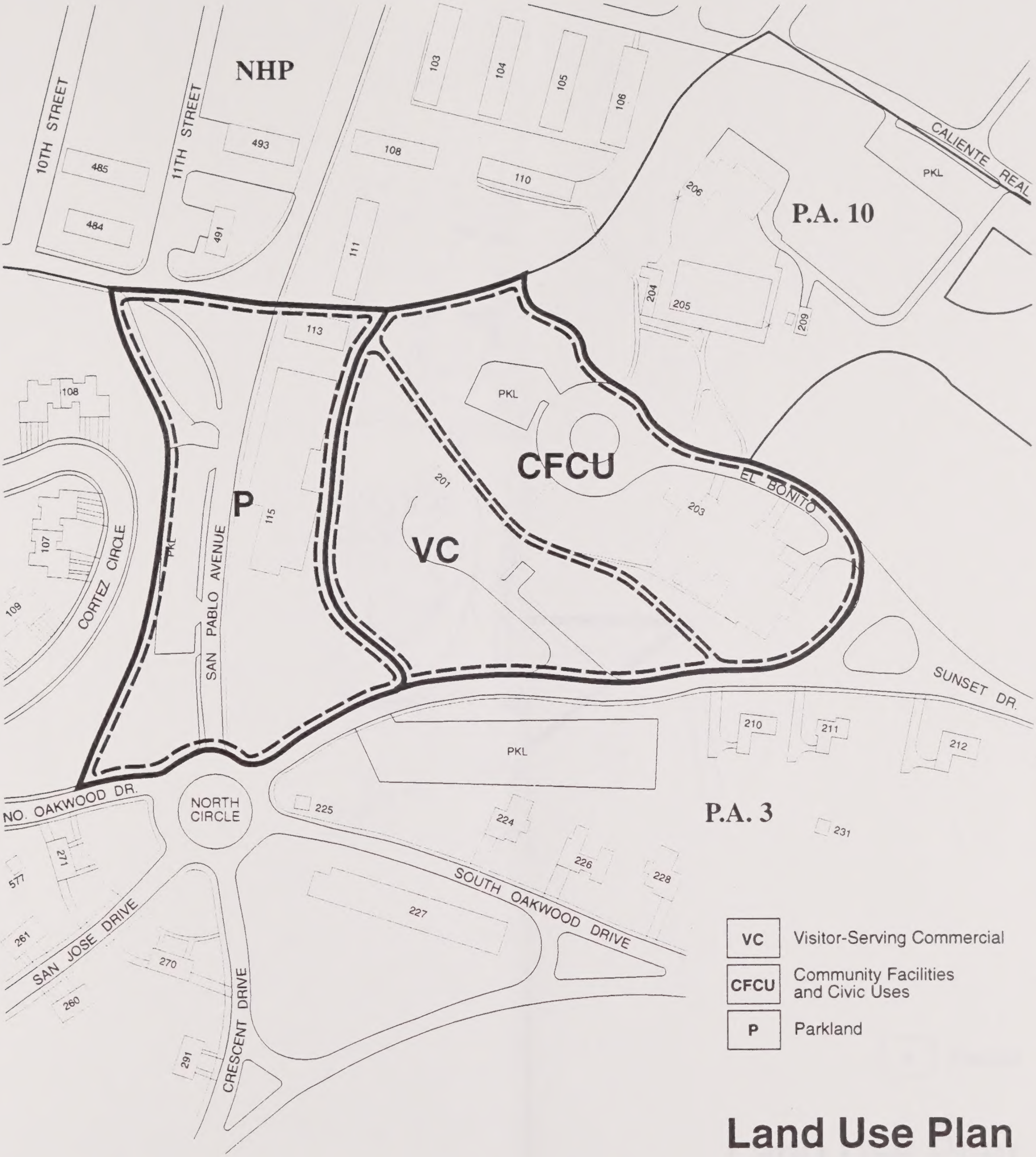
The land uses identified for the Officers' Club in the Reuse Plan are shown on Exhibit 19, *Land Use Plan - Bowling Alley and Officers' Club*, and are summarized below.

- ☐ Community Facilities and Civic Uses (CFCU): The two and one-half acres designated as CFCU in this Planning Area is intended to accommodate a cultural center, community center, library, and/or other similar resident-supporting uses.
- ☐ Visitor-Serving Commercial (VC): There are approximately two and one-half acres designated for VC in this Planning Area. It is anticipated that this use will compliment the adjacent CFCU designation in the Planning Area by offering a small inn, bed and breakfast facility, or like uses.

3.5.10 BALLFIELDS (PLANNING AREA 10)

The land uses identified for the Ballfields in the Reuse Plan are shown on Exhibit 20, *Ballfields*, and are summarized below.

- ☐ Parkland (P): The parkland designation in this Planning Area is comprised of approximately 24 acres for active recreation uses on the existing ballfields and in the pool/cabana area. It should be noted that


NHP
10TH STREET
11TH STREET
485
484
493
491
103
104
105
106
108
110
111
113
115
206
204
205
209
P.A. 10
PKL
CALIENTE REAL
PKL
CFCU
EL BONITO
201
203
VC
P
PKL
SAN PABLO AVENUE
108
107
109
CORTEZ CIRCLE
SUNSET DR.
210
211
212
PKL
P.A. 3
231
NO. OAKWOOD DR.
NORTH CIRCLE
225
224
226
228
227
SOUTH OAKWOOD DRIVE
271
577
261
SAN JOSE DRIVE
270
260
291
CRESCENT DRIVE
VC Visitor-Serving Commercial
CFCU Community Facilities and Civic Uses
P Parkland
0 50 100 150'

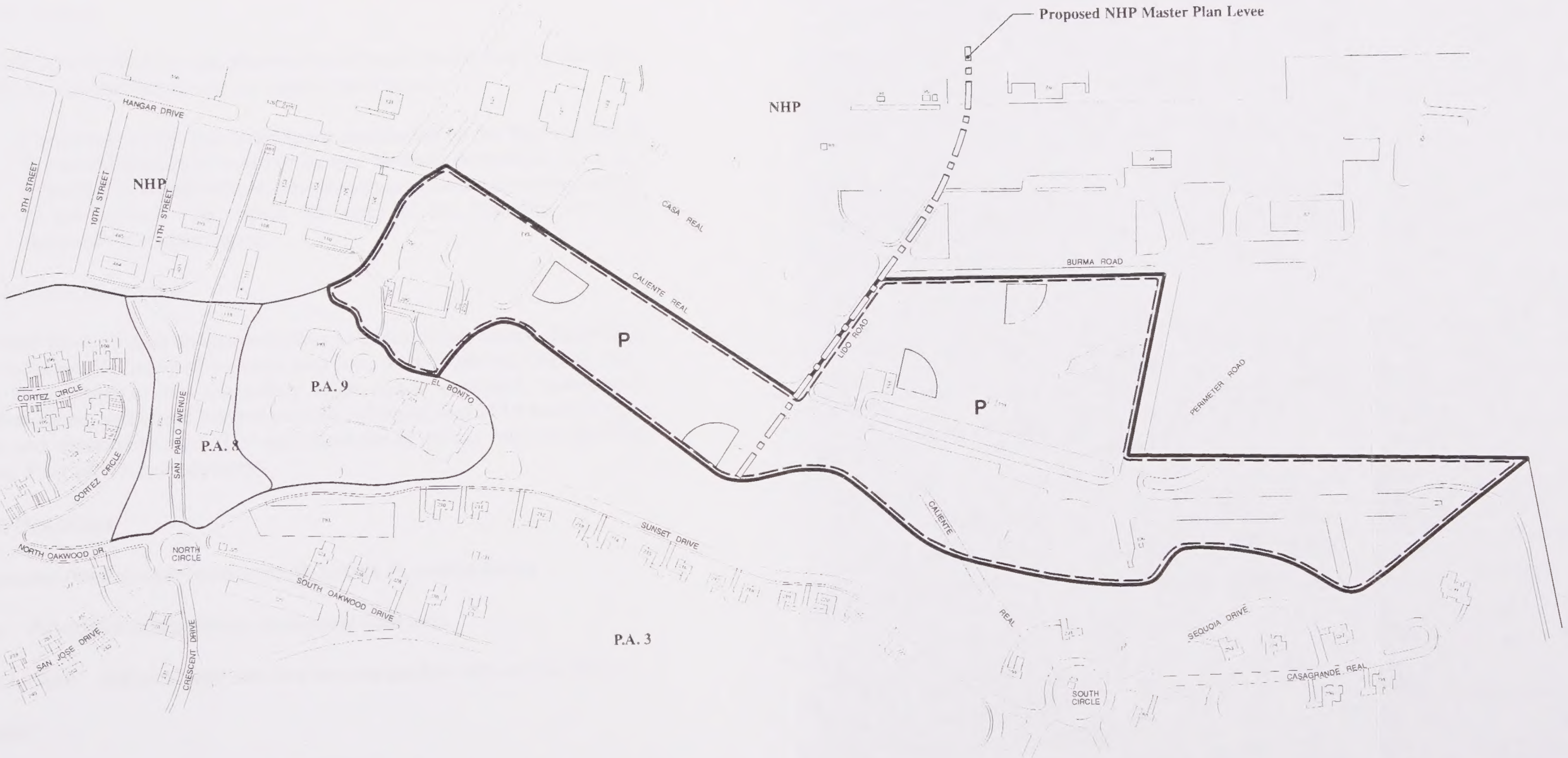
Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 8 • Bowling Alley
Planning Area 9 • Officers' Club

Robert Bein, William Frost & Associates

Exhibit 19


Proposed NHP Master Plan Levee
NHP
NHP
HANGAR DRIVE
9TH STREET
10TH STREET
11TH STREET
CASA REAL
CALIENTE REAL
P
LIDO ROAD
BURMA ROAD
P
PERIMETER ROAD
P.A. 9
EL BONITO
CORTEZ CIRCLE
CORTEZ CIRCLE
SAN PABLO AVENUE
P.A. 8
SUNSET DRIVE
NORTH OAKWOOD DR
NORTH CIRCLE
SOUTH OAKWOOD DRIVE
SAN JOSE DRIVE
CRESCENT DRIVE
P.A. 3
CALIENTE REAL
SEQUOIA DRIVE
CASAGRANDE REAL
SOUTH CIRCLE

P	Parkland

Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 10
Ballfields

0 100 200 300'

Robert Bein, William Frost & Associates

Exhibit 20

the City will not be responsible for the protection of Ballfields 3 and 4 from baywater inundation once the NHP Master Plan levee has been constructed and the existing levees breached.

3.5.11 RUNWAY PARCEL

The land uses identified for the Runway Parcel in the Reuse Plan are shown on Exhibit 21, *Runway Parcel*, and are summarized below.

- ☐ Open Space (OS): The Open Space designation on the Runway Parcel is for wildlife habitat restoration and wetland restoration uses, this includes the landfill wetland remediation area on the northern portion of the runway. The entire 700 acres of this Planning Area are designated for Open Space.

3.5.12 NHP MASTER PLAN AREA

The NHP Master Plan is an approved plan, as discussed previously. The Master Plan includes: 35.1 acres of business uses (i.e., Mixed Use and Office); 131.7 acres of residential uses (including single-family detached, townhomes/condominiums, and rental homes) to yield 955 units; and 247.9 acres of open space and community uses. For additional detail, please refer to the NHP Master Plan and its amendments.

3.6 GOALS AND POLICIES

3.6.1 GOALS AND POLICIES APPLICABLE TO MULTIPLE PLANNING AREAS

Issue: Potential incompatibility of adjacent land uses.

3.6.1.1 Goal: Adjacent land uses that are compatible with one another.

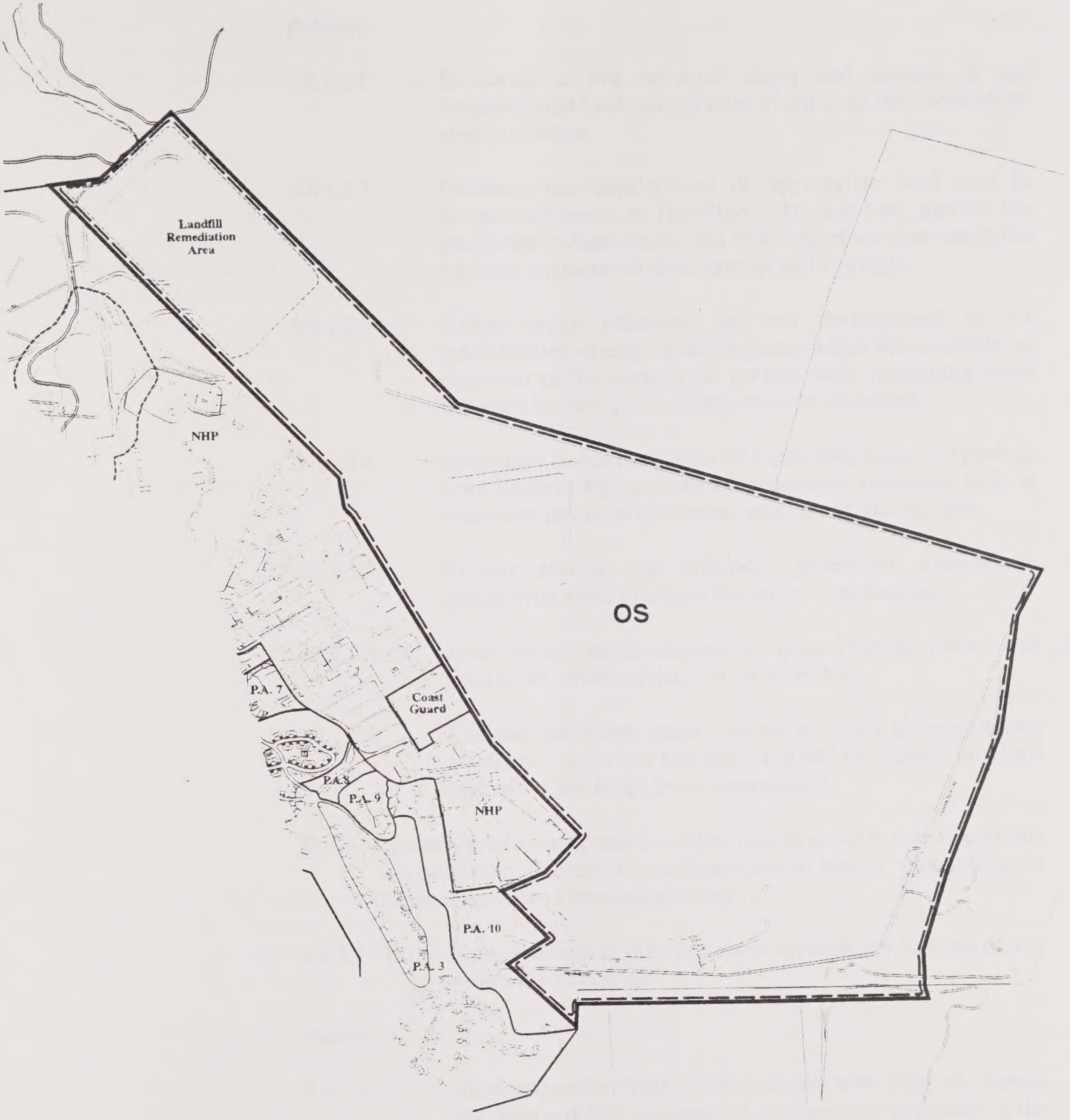
Policies:

3.6.1.1.1 Require commercial, community facilities and civic uses that adjoin residential uses be adequately screened and buffered from the residential areas.

3.6.1.1.2 Locate higher density residential uses within proximity of commercial centers or non-residential uses.

Issue: Appropriate commercial uses.

3.6.1.2 Goal: Commercial uses which serve the resident population and are an asset to the Hamilton community.


Landfill Remediation Area
NHP
OS
P.A. 7
Coast Guard
P.A.8
P.A. 9
NHP
P.A. 10
P.A. 3

OS Open Space

0 400 800 1200

Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Runway Parcel

Robert Bein, William Frost & Associates

Exhibit 21

Policies:

3.6.1.2.1 Encourage a mix of retail shops and services in the Neighborhood Commercial areas which meet the needs of the area's residents.

3.6.1.2.2 Facilitate the development of appropriate land uses in commercial areas at Hamilton. To this end: market the properties in these areas with clear objectives concerning the type and character of development that is sought.

3.6.1.2.3 Adopt design guidelines for new development or the rehabilitation of existing development which will establish the character of the commercial centers while promoting visual cohesion between, and among, areas of Hamilton.

3.6.1.2.4 Encourage facade renovation (if applicable), enhanced parking area landscaping, and use of pedestrian amenities such as fountains, plazas, promenades, seating and like features.

3.6.1.2.5 Provide marked and enhanced pedestrian crossings in commercial areas to ensure the safety of pedestrians.

3.6.1.2.6 Limit off-site traffic impacts by monitoring the nature and amount of commercial activity at Hamilton.

3.6.1.2.7 Commercial activity which does not primarily serve Hamilton residents (e.g., artists facilities, etc.) will be allowed provided that traffic levels can be accommodated.

Issue: Conversion of existing uses to civilian uses may result in unacceptable or undesirable impacts or conditions due to lack of adequate prior comprehensive and detailed planning.

3.6.1.3 Goal: Ensure adequate planning occurs prior to civilian use of any property or building.

Policies:

3.6.1.3.1 Master/Specific Plans in accordance with City of Novato requirements shall be prepared, reviewed and approved by the City for any area prior to its reuse. Reuse will not be allowed until all planning processes are completed and all fiscal issues resolved with no negative fiscal impact to the City.

3.6.1.3.2 Temporary reuse of property or buildings may be permitted by the City of Novato following adequate review and approval.

3.6.1.3.3 The Novato General Plan (not adopted at the time of Reuse Plan approval) and development codes shall be amended to incorporate appropriate policies and requirements. Prior to incorporation, the Reuse Plan and General Plan will be reviewed by the City of Novato for consistency and adequate revisions incorporated.

3.6.1.3.4 Master/Specific Plans will be required to cover all, or portions of, the Planning Areas at the discretion of the City of Novato. Any Master/Specific Plan prepared for less than all of the Planning Areas must consider the current and future impacts and limitations on the remaining areas, as well as fiscal impacts to the City. Special care is particularly required in the planning of the non-residential uses due to the off-site traffic implications.

Issue: Community facilities and civic uses may adversely impact the adjacent neighborhoods.

3.6.1.4 Goal: Appropriate function and attractive appearance of community facilities and civic uses.

Policies:

3.6.1.4.1 Require community facilities and civic uses to: adequately screen or buffer uses which may impact adjacent uses; promote facade renovation (if applicable); enhance parking area landscaping; use pedestrian amenities; or incorporate other appropriate features.

3.6.1.4.2 Require that all storage yards, stockpiles and similar uses be adequately screened from view from the street or from adjoining neighborhoods.

3.6.1.4.3 Create development standards for community facilities and civic uses to provide adequate setbacks, parking, landscaping and similar site development and maintenance standards through the Master/Specific Plan and Precise Plan processes.

Issue: Military site planning does not anticipate civilian use, resulting in unusual conditions which require special considerations to create subdivisions compatible with civilian uses.

3.6.1.5 Goal: Appropriate subdivision of the residential and non-residential neighborhoods at Hamilton which will facilitate private and public ownership.

Policies:

3.6.1.5.1 Require approval of a more detailed Master/Specific Plan and design guidelines, consistent with City of Novato requirements, to more clearly define the community design and character of each of the residential neighborhoods and non-residential areas.

3.6.1.5.2 Master/Specific Plans will be required to include a subdivision concept on which future tentative subdivision maps will be based.

3.6.1.5.3 No use of property or redevelopment of property can occur without prior approval of a tentative subdivision and final subdivision maps, other than for public use upon approval by the City of Novato.

Issue: Provision of adequate parklands.

3.6.1.6 Goal: A variety of parklands sufficient to serve future Hamilton and Novato residents.

Policies:

3.6.1.6.1 Prior to acceptance of any area as public park, the City of Novato will evaluate needs and requirements to determine appropriate character and suitability of parklands. This evaluation may occur prior to, or concurrently with Master/Specific Plan consideration.

3.6.1.6.2 The City of Novato may require private ownership and/or maintenance of active or passive recreation areas as determined appropriate through the Master/Specific Plan process.

3.6.1.6.3 The actual amount of parkland acreage in Rafael Village, Capehart and Spanish Housing, or any other residential project, will be determined during the development of the Master/Specific Plan. The amount of parkland will be determined based on City parkland requirements at the time of Master/Specific Plan adoption.

3.6.1.6.4 The parks proposed in Spanish Housing and Town Center will be passive parks.

3.6.1.6.5 The Bowling Alley Planning Area and the Ballfields Planning Area (if not inundated with baywater) will be used for active recreation.

Issue: Existing residential dwelling units and non-residential structures do not conform to current building codes.

3.6.1.7 Goal: Non-residential and residential structures which are in conformance with current building codes.

Policies:

3.6.1.7.1 Identify the improvements necessary to bring residential and non-residential structures into conformance with current building codes at subsequent levels of planning, and ensure these improvements have been completed prior to occupancy.

3.6.1.7.2 Remove structures which can not be brought up to building code compliance in a reasonably feasible manner, subject to City review. The intent of the Plan is to retain as many of the residential and architecturally significant structures as is feasible.

3.6.1.7.3 Should any structure be determined to be historically significant, a restoration plan and maintenance program must be developed. Historic significance shall be determined during the Master/Specific Plan process.

Issue: Open space resources and biological habitat areas.

3.6.1.8 Goal: Preservation of open space resources and biological habitat areas.

Policies:

3.6.1.8.1 Open space areas identified on the Land Use Plan will be preserved. Maintenance of these areas is to be identified during the Master/Specific Plan process.

3.6.1.8.2 Undeveloped areas along HAAF's creeks will remain undeveloped.

3.6.1.8.3 The provisions contained in the Resources Plan of this document will be followed.

3.6.1.8.4 Major stands of trees and significant rock outcroppings will be preserved, wherever possible.

3.6.1.8.5 Prior to adoption of City policy regulating land use or any new construction, required environmental documents and biological studies will be prepared to include appropriate mitigations. The creation of wetlands on the runway will be analyzed through the Federal NEPA process.

Issue: The new community at Hamilton will need community facilities to support the residents.

3.6.1.9 Goal: Provision of adequate community services within HAAF, including library, school, fire, and police services.

Policies:

3.6.1.9.1 Provide adequate police and fire protection for residents at Hamilton.

3.6.1.9.2 Encourage the placement of a library within the CFCU area of Hamilton.

3.6.1.9.3 Implement the Reuse Plan for Hamilton on an expedited schedule to minimize impacts on local schools from loss of students.

3.6.1.9.4 Allow for placement of schools and other educational facilities within the CFCU areas of Hamilton.

3.6.2 GOALS AND POLICIES RELEVANT TO SPECIFIC PLANNING AREAS

Planning Area 1: Rafael Village

Issue: The reuse of Rafael Village may negatively impact residential communities in the Ignacio Area.

3.6.2.1 Goal: A residential community compatible with adjacent neighbors.

Policies:

3.6.2.1.1 Remove all existing Rafael Village structures and replace them with new construction following preparation and approval of Master/Specific and Precise Plans.

3.6.2.1.2 Buildings should be no higher than two stories in height.

3.6.2.1.3 The Creek will be protected.

3.6.2.1.4 No residential driveways will take access directly onto Ignacio Boulevard.

3.6.2.1.5 The existing street system may be redesigned as part of the land use planning process, however, where existing access is provided, this access will be retained to adjacent neighborhoods and uses.

3.6.2.1.6 New development in Rafael Village will be subject to approval of a Master/Specific Plan and Precise Plan, tentative and final subdivision maps, and appropriate environmental analysis, prior to the construction of any new residences.

3.6.2.1.7 The number, location and type of residential dwelling units may be modified to reflect actual site conditions and planning constraints subject to the maximum yields identified on the Land Use Plan.

Planning Area 2: Capehart Housing

Issue: Long-term neighborhood preservation, intrinsic value and physical quality of residences in Capehart Housing.

3.6.2.2 Goal: Upgrade Capehart residential dwelling units to "for sale" condition, including aesthetic treatments as well as building code requirements.

Policies:

3.6.2.2.1 Structures in the Capehart Planning area will be improved to "for sale" condition. Aesthetic improvements and amenity features will be identified at a more detailed level of planning.

3.6.2.2.2 Ensure that all residential structures are in conformance with current building codes.

3.6.2.2.3 Remove and replace any buildings which cannot be brought up to current building code condition in a reasonably feasible manner, subject to City review. The intent is to retain as many residential units as feasible.

3.6.2.2.4 Street configurations (e.g., width, horizontal and vertical alignments, etc.) may be required to be modified to meet safety requirements during the Master/Specific Planning process.

3.6.2.2.5 On- and off-site parking will be analyzed through the Master/Specific Plan process. Appropriate parking standards and additional requirements will be identified.

Planning Area 3: Spanish Housing

Issue: Non-residential uses may adversely impact the residential neighborhoods which currently exist in Spanish Housing.

3.6.2.3 Goal: Preservation of the character and ambiance of the Spanish Housing residential neighborhoods.

Policies:

3.6.2.3.1 The park shall remain a limited use park without modifications to allow organized team activities.

3.6.2.3.2 The CFCU uses shall be restricted to those residentially-compatible uses specifically identified for this Planning Area (see Section 3.5.3, Spanish Housing).

3.6.2.3.3 All new buildings or renovations to existing buildings shall be constructed in an architectural style compatible with the architecture of the existing residences.

3.6.2.3.4 Development shall be no higher than what currently exists within the use areas.

3.6.2.3.5 Any modifications or improvements to the site (including, but not limited to, parking areas, street furniture, landscaping, etc.) shall be consistent with, or reinforce the character of, the neighborhood.

Planning Area 4: Commissary Triangle

Issue: Uses identified for this Planning Area may result in new or continued incompatible land uses between Lanham Village, Exchange Triangle and the NHP Master Plan area.

3.6.2.4 Goal: Land uses which are compatible with Lanham Village and other adjacent areas.

Policies:

3.6.2.4.1 Site planning shall be required to consider physical features of the site as well as the relationship to adjacent residential and non-residential areas.

3.6.2.4.2 Restrict building heights to 30 feet.

3.6.2.4.3 Establish building setbacks, landscaping requirements, and identify screening and buffering techniques at the Master/Specific Plan level of planning.

3.6.2.4.4 Special attention shall be given to any proposed use adjacent to Lanham Village. Evaluate uses proposed adjacent to Lanham Village through the environmental review process, with particular attention to land use compatibility, noise, air quality, hours of operation (if applicable), etc.

3.6.2.4.5 Primary access should be taken via the NHP Loop Road to minimize traffic and noise impacts adjacent to Lanham Village.

3.6.2.4.6 The policies of the temporary shelter shall remain in effect for the permanent Hamilton Service Center (refer to Housing Plan for additional information).

Planning Area 5: Exchange Triangle

Issue: Uses identified for this Planning Area may result in new or continued land use conflicts between Lanham Village, Commissary Triangle and the NHP Master Plan area.

3.6.2.5 Goal: Land uses which are compatible with Lanham Village and other adjacent uses.

Policies:

3.6.2.5.1 Site planning shall be required to consider physical features of the site as well as the relationship to adjacent residential and non-residential areas.

3.6.2.5.2 Restrict building heights to 30 feet.

3.6.2.5.3 Establish building setbacks, landscaping requirements, and identify screening and buffering techniques at the Master/Specific Plan level of planning.

3.6.2.5.4 Special attention shall be given to any proposed use adjacent to Lanham Village, evaluate uses proposed adjacent to Lanham Village through the environmental review process, with particular attention to land use compatibility, noise, air quality, hours of operation (if applicable), etc.

3.6.2.5.5 Ensure the uses south of Main Gate Road, adjacent to Hamilton School, are compatible with this sensitive use.

3.6.2.5.6 Group similar uses to encourage a synergistic land use pattern (e.g., school, library, and day care uses).

3.6.2.5.7 Place the most residentially-compatible uses adjacent to Lanham Village.

Planning Area 6: Town Center

Issue: Development of the park may encroach on the existing parking area resulting in inadequate parking for adjacent uses.

3.6.2.6 Goal: Provision of adequate parking as well as the one-acre park plaza.

Policy:

3.6.2.6.1 Ensure that adequate parking is required adjacent to commercial buildings. Determine parking requirements during the Master/Specific Plan process, taking into consideration the needs of all adjacent planning areas and the NHP Town Center.

Issue: The Town Center provides beautiful examples of the Spanish Eclectic architecture for which Hamilton is known.

3.6.2.7 Goal: Preservation of the historic character of the Town Center.

Policies:

3.6.2.7.1 Maintain a core group of buildings to contribute to the historic character of the Planning Area.

3.6.2.7.2 Where rehabilitation of existing structures is not reasonably feasible, ensure that new construction is compatible with, and complimentary to, the existing architecture in the area.

Issue: The Theater and Chapel are key architectural buildings setting the character of the Town Center Planning Area and complement the NHP Town Center structures.

3.6.2.8 Goal: Retention of the Theater and Chapel structures.

Policies:

3.6.2.8.1 Existing structures within the Town Center (other than the Theater and Chapel) may be replaced or eliminated.

3.6.2.8.2 Any substantial renovation of existing structures and all new buildings shall be constructed with an architectural style compatible with, and shall reinforce the character of, the key buildings within the Town Center.

3.6.2.8.3 The uses within the key buildings need not be similar to military uses; however, they must be consistent with the designated land use category.

Planning Area 7: Hospital Hill

Please refer to Section 3.6.1, Goals and Policies Applicable to Multiple Planning Areas.

Planning Area 8: Bowling Alley

Issue: Uses in this Planning Area could potentially result in significantly increased levels of use, resulting in on- or off-site traffic levels exceeding acceptable levels of service.

3.6.2.9 Goal: Recreation uses which do not result in adverse impacts to the surrounding neighborhoods or off-site intersections.

Policy:

3.6.2.9.1 Limit the intensity of recreational activities in the Planning Area. To this end, require traffic impact studies to address any new or intensified recreational activities.

Planning Area 9: Officers' Club

Please refer to Section 3.6.1, Goals and Policies Applicable to Multiple Planning Areas.

Planning Area 10: Ballfields

Issue: Ballfields 3 and 4 may be converted to open space in the event the area is not protected once the NHP levee is constructed and the existing levee is breached.

3.6.2.10 Goal: Protection of Ballfields 3 and 4, if feasible.

Policies:

3.6.2.10.1 Work with recreation providers and the master developer of the Reuse Plan to address the issue of protection of Ballfields 3 and 4, (i.e., elevation of the ballfields above the floodplain levee, redesign of the NHP levee, construction of a new levee, etc.).

3.6.2.10.2 Should protection of Ballfields 3 and 4 prove infeasible, the area in which these two ballfields are located shall revert to open space.

Runway Parcel

Issue: Development of wetlands habitat.

3.6.2.11 Goal: Conversion of the runway to wetlands habitat.

Policies:

3.6.2.11.1 Ensure that all toxic and/or hazardous waste clean-up has occurred in this Planning Area prior to the area's reversion to wetlands. Once clean-up of hazardous materials has occurred on the Runway Parcel, the levees will be breached and the Runway will be inundated with baywater for the purposes of establishing a wetlands habitat.

3.6.2.11.2 The creation of wetlands on the Runway Parcel will be fully analyzed through the Army EIS process.

3.6.2.11.3 Work with the appropriate agencies and organizations to ensure the proper reversion of this area to wetlands habitat.

3.6.2.11.4 Provide for access to the Sanitary District dechlorination facility.

NHP Master Plan

Please refer to the NHP Master Plan and its amendments.

3.0 LAND USE PLAN

3.1 BACKGROUND

The Land Use Plan focuses on those areas of Hamilton for which there have been no reuse plans previously prepared and adopted. Therefore, the focus of this section is on Planning Areas 1 through 10, with consideration also given to the Runway Parcel, and to a lesser extent the NHP Master Plan area. (As mentioned previously, for more detailed information relating to the NHP Master Plan area, please refer to the Master Plan itself.)

As discussed in Section 1.4, The Reuse and Planning Process, the Hamilton Advisory Committee (HAC) forwarded reuse alternatives for Planning Areas 1 through 10 and the Runway Parcel to the Multi-Agency Board (MAB). At the MAB meeting in July, 1995, the MAB selected a preferred land use plan for each of the ten planning areas and the Runway Parcel. This Reuse Plan is based on those preferred land use plans.

3.2 ASSUMPTIONS USED IN THE DEVELOPMENT OF THE LAND USE PLAN

The following assumptions were applied in the development of the Land Use Plan:

- No degradation of the level of service (LOS) of key intersections below LOS D, assuming build-out of Phases I and II of the NHP Master Plan and required mitigations.
- No capacity reservation for the proposed Bel Marin Keys 5 development.
- No U.S. Highway 101 peak hour degradation (assuming build out of Phases I and II of the NHP Master Plan and required mitigation).
- Infrastructure will be replaced to meet current standards.
- With the exception of the Transit Center, which may be relocated, the NHP Master Plan will be built out as planned.
- The potential school site identified in the NHP Master Plan will not be identified within the Navy parcels.
- Surrounding land use patterns will remain the same.
- Most natural open space and habitat areas will be retained.
- Most tree stands will be preserved.
- The existing Spanish style architectural influence will be retained on the Mainside portion of HAAF.

- The U.S. Coast Guard will occupy all of Hillside Housing and 31 adjacent Capehart Housing units for a total of 181 units. The Department of Veterans Affairs will occupy 54 units of Knoll Housing adjacent to Hospital Hill.

- Although the Department of Veterans Affairs (VA) has requested Hospital Hill, due to the poor condition of the buildings, the VA may not take possession of the Hill; therefore alternatives for the use of Hospital Hill will be provided.

- The HAAF Reuse Plan will comply with the "Agreement to Principles for a Planning Agreement for Affordable Housing and Homeless Support Facilities at Hamilton Army Airfield."

- Undeveloped creek areas will remain undeveloped in the Capehart and Rafael Village Planning Areas.

- No residential driveways will take access directly onto Ignacio Boulevard.

- No transitional housing units will be located in Rafael Village or the single-family detached housing areas of Spanish Housing.

- All inhabited structures will be brought up to current codes. It is assumed that all buildings at Rafael Village will be demolished.

- The Amphitheater/Tennis Court area of Hospital Hill (Planning Area 7) is now part of the NHP Master Plan, and is proposed for use as a Neighborhood Park.

- The loop road shown in the NHP Master Plan will be constructed.

- Proposed uses in HAAF Reuse Plan will be compatible with existing adjacent uses.

- Parklands will be provided within residential areas in support of the City's goal of 4.5 acres per 1,000 population.

- Child care facilities are permitted in any zone with a use permit under the City of Novato Zoning Ordinance. Therefore, the provision for child care facilities is not specifically identified on the alternative land use maps.

3.3 OVERVIEW OF THE LAND USE PLAN

The land use designations identified on HAAF Land Use Plan for the Navy Parcels and the Runway are based upon the recommended Novato General Plan land use designations, with the exception of the Visitor-Serving Commercial, which was developed specifically for the Hamilton Reuse Plan.

Within the Navy and Runway Planning Areas are the following residential use categories:

- Low Density Residential - A (LDR),
- Medium Density Residential - B (MDR), and
- Medium Density Multiple Family Residential (MDMFR).

The non-residential land use categories identified in these Planning Areas include:

- Community Facilities and Civic Uses (CFCU),
- Neighborhood Commercial (NC),
- Visitor-Serving Commercial (VC),
- Parks (P), and
- Open Space (OS).

It should be noted that there is also a CFCU-SP (Community Facilities and Civic Uses - Special Uses Permitted) designation. The CFCU-SP designation is found in the Commissary Triangle, Exchange Triangle and is discussed in detail later in this section.

Table 4, *Hamilton Reuse Plan Land Use Plan Summary (Navy and Runway Parcels)*, provides a summary of the acreage within each of the land use designations and the maximum number of dwelling units or building square footage allowed. As shown in Table 4, the Reuse Plan provides for 224.4 acres of residential uses, 50.5 acres of Community Facilities and Civic Uses, seven acres of Neighborhood Commercial uses, three and one-half acres of Visitor-Serving Commercial uses, 67 acres of Parks, and 827 acres of Open Space. A total of 1,255 dwelling units are provided through the Reuse Plan and a maximum of 879,910 square feet of Community Facilities and Civic Uses, 198,190 square feet of Neighborhood Commercial uses, and 60,980 square feet of Visitor-Serving Commercial uses. Exhibit 13, *Reuse Plan Land Use Plan*, shows the locations of the various land uses within the reuse plan area.

In addition to the Navy and Runway Parcels, land uses are designated in the NHP Master Plan for the NHP Master Plan area. These land uses are summarized below in Table 5, *New Hamilton Partnership Master Plan Summary*. The NHP Land Use Plan area is illustrated on Exhibit 5.

In sum, throughout the entire Hamilton complex (including NHP but excluding the federal set-asides) the following uses are proposed:

- 2,210 residential units on 356 acres;
- 46 acres of commercial, mixed use, and/or office uses to yield a maximum of 869,170 - 1,084,170 square feet of these uses;
- 57 acres of community facilities and civic uses;
- 115 acres of parks; and
- 994 acres of open space.

Acreages in this Reuse Plan are approximate. More accurate acreages will be developed during more detailed levels of planning and engineering.

Table 4
Hamilton Reuse Plan Land Use Plan Summary
(Navy and Runway Parcels)

LAND USE DESIGNATION	ACREAGE	DENSITY/INTENSITY	AVERAGE DENSITY
Residential Use Areas			
LDR-A	96.6	337 DU's	3.5 dus/ac.
MDR-B	94.7	722 DU's	7.6 dus/ac.
MDMFR	15.1	196 DU's	12.9 dus/ac.
Business Use Areas			
NC	7	198,190 sq.ft.[2]	-
VC	3.5	60,980 sq.ft.[2]	-
Community Use Areas			
CFCU	50.5[1]	879,910 sq.ft.[2]	-
P	67	-	-
OS	827	-	-
Total Reuse Plan	1,161.4	1,255 DU's/1,139,080 sq.ft.	
Federal Set Asides			
USCG	18	181 DU's	-
VA	4.6	54 DU's	-

[1] Includes 36 acres of CFCU-SP which allows special uses such as seniors housing and the Hamilton Service Center (an 80-bed emergency shelter housing facility) in addition to the other general CFCU uses.

[2] Based on the floor-to-area ratios (FARs) identified in the text and gross acreages, these are maximum build-out projections, actual build-out is anticipated to be much less and will be limited by traffic impacts.

LDR-A: Low Density Residential; **MDR-B:** Medium Density Residential; **MDMFR:** Medium Density Multiple Family Residential; **USCG:** U.S. Coast Guard; **VA:** Department of Veterans Affairs; **CFCU:** Community Facilities and Civic Uses; **NC:** Neighborhood Commercial; **VC:** Visitor-Serving Commercial; **P:** Parkland; **OS:** Open Space

#13

Table 5
New Hamilton Partnership Master Plan Summary

	GROSS ACREAGE	SQUARE FOOTAGE	DWELLING UNITS	GROSS DENSITY
Business Use Areas				
Mixed Use Center	9.4	190,000		
Office Uses	25.7	420-635,000		
Residential Use Areas				
Single-family detached	95.7		724	8.09 units/acre
Hillside single-family detached homes	16.2		15	1.08 units/acre
Townhouses/Condos	8.1		120	16 units/acre
BOQ Rental Homes	3.1		70	22.5 units/acre
Senior Rental Homes	8.6		25	3 units/acre
Community Use Areas				
Town Center	2.9			
Transit Center	3.6			
Major Roads	21.1			
Levee	8.5			
Open Space	166.9			
Parks and Recreation	44.9			
Total	**414.7**	**610-835,000**	**955**	

3.4 LAND USE DESIGNATIONS

The land use designations identified in this Reuse Plan for the Navy and Runway Parcels are discussed below. The reader is referred to the NHP Master Plan for discussion of the land uses within the NHP Master Plan area.

3.4.1 RESIDENTIAL USES

The Reuse Plan residential designations utilize the Novato General Plan Preferred Plan designations and associated density ranges. However, the Planning Area land use maps (Exhibits 14 through 21, found later is this section) indicate specific (not to exceed) densities for each of the residential Planning Areas.

Low Density Residential - A (LDR): 1.1 to 5 dwelling units per acre

The Low Density Residential (LDR) category is assigned to those residential areas with established neighborhoods or areas adjacent to established neighborhoods, which are characterized, or can be designed, as single-family detached homes on individual residential lots.

This category provides for a variety of lot sizes to permit differing residential styles to mirror adjacent land uses. New lots created through the subdivision of improved or vacant land shall be the same size as, or in some situations larger than, the existing lots in the adjacent resi dential neighbohoods. Furthermore, the subdivision of residential land should be designed to protect and enhance natural resource areas such as riparian zones and oak woodlands and improve the visual character of the area.

Building heights would be limited to two stories.

Land uses to be permitted include single-family detached dwellings, home occupations, public parks and playgrounds, family size care facilities, family size day care homes, nurseries and greenhouses.

There are approximately 97 acres of LDR uses identified in the Reuse Plan. Planning Areas with LDR designations include Rafael Village and Spanish Housing, Planning Areas 1 and 3, respectively.

Medium Density Residential - B (MDR): 5.1 to 10 dwelling units per acre

The Medium Density Residential (MDR) category is assigned to existing residential areas which are characterized by this density of residential development (such as Capehart Housing and portions of Spanish Housing), and new residential areas which would abut either existing residential areas of similar density or non-residential land uses. The residential home types which could be developed under this designation could range from small lot, single-family detached units to attached units such as duplexes, triplexes or townhomes.

Both common and private open space would be integrated into neighborhoods in this designation. Building heights would be limited to two stories.

Land uses to be permitted include single-family detached and attached dwellings, home occupations, public parks and playgrounds, family size care facilities, family size day care homes, nurseries and greenhouses.

There are approximately 113 acres of MDR uses identified in the Reuse Plan. Planning Areas with MDR designations include Rafael Village, Capehart Housing, and Spanish Housing, Planning Areas 1, 2 and 3, respectively.

Medium Density Multiple Family Residential (MDMFR): 10.1 to 20 dwelling units per acre

The Medium Density Multiple Family Residential (MDMFR) category is assigned to existing residential areas which are characterized by this density of residential development (such as the Knoll Housing portion of Spanish Housing) and in new residential areas which would abut non-residential land uses. The residential home types which could be developed under this designation could range from attached units such as duplexes or townhomes to six-plexes. This category can accommodate special housing types such as seniors housing.

Land uses to be permitted include single-family detached and attached dwellings, home occupations, public parks and playgrounds, family size care facilities, family size day care homes, group care (i.e., seniors housing), attached units, nurseries and greenhouses.

Both common and private open space would be integrated into neighborhoods in this designation. Building heights would be limited to two stories.

There are approximately 15 acres of MDMFR designated in the Reuse Plan. Planning Areas with MDMFR designations include Rafael Village and Spanish Housing, Planning Areas 1 and 3, respectively. Rafael Village multiple-family residential will be limited to seniors housing.

3.4.2 NON-RESIDENTIAL USES

Community Facilities and Civic Uses (CFCU)

This designation includes public buildings and facilities, public libraries, park and open space, City offices, fire and police stations, hospitals, utilities, and privately-owned uses operating in conjunction with public uses. Land uses to be permitted in Hamilton may include schools, child care, educational uses, district offices, and religious/community uses. Many of the property requests received for Hamilton could be accommodated in this designation.

In the Commissary and Exchange Triangle areas (Planning Areas 4 and 5, respectively) there are also special uses permitted within the CFCU designation, hence the CFCU-SP (Community Facilities and Civic Uses -

Special Uses Permitted) designation. The CFCU-SP designation allows those uses allowed in the general CFCU designation, in addition to seniors housing to provide for assisted care housing (the number of units and acreage to be determined at the Master Plan stage of planning), and the Hamilton Service Center (an 80-bed emergency shelter housing facility) as detailed in the Planning Area descriptions in Sections 3.5 and 3.6. The maximum FAR is 0.40.

There are approximately 51 acres designated for CFCU (including CFCU-SP) in the Reuse Plan. Planning Areas with CFCU designations include Capehart Housing, Spanish Housing, Town Center and the Officers' Club (Planning Areas 2, 3, 4, 5, 6 and 9). Planning Areas with the CFCU-SP designation include Commissary and Exchange Triangles (Planning Areas 4 and 5).

Neighborhood Commercial (NC)

Areas designated as Neighborhood Commercial are intended to provide a location for convenience goods and services. These businesses are necessarily small in size, and often times may consist of a single-owner operated food store, cafe, or food service. Other typical uses include barber shops, beauty shops, dry cleaners (no plant on site), shoe repair, bank, second-run theater, small hardware store and small pharmacy. Small professional offices may also be appropriate within this category. It is intended that commercial development allowed for on these lands will be low traffic generators, or that the traffic generated by these commercial activities will not conflict with peak-hour traffic movements. The types of commercial activity which will not be allowed include fast-food restaurants, quick-stop food stores and large medical/professional offices.

Commercial uses within this land use designation must have the local residential population as their primary clientele and the business must be compatible with a residential setting. Commercial uses which will disrupt the flow of traffic or uses which would have a detrimental effect on residential neighborhoods will not be allowed.

The concentration of commercial development in these areas is expected to be low. A FAR up to 0.65 will be most appropriate within this area, and the height of the commercial structure must be compatible with those of the residences in the area, but shall not exceed 30 feet.

There are approximately seven acres of NC uses designated within the Reuse Plan. Planning Areas with NC designations include the Exchange Triangle, Town Center and Hospital Hill, Planning Areas 5, 6 and 7, respectively.

Visitor-Serving Commercial (VC) (Hamilton-Specific Land Use)

This designation will allow overnight accommodation for visitors and the business community. It is intended that this use will serve the local area; regional-serving uses, such as a destination commercial uses are not permitted due to traffic constraints.

Land uses permitted in this designation include bed-and-breakfast facilities, small scale conference facilities, small hotels, inns, and support commercial activities. Building heights will not exceed three stories, with a FAR of 0.40.

There are approximately three and one-half acres designated for VC uses in the Reuse Plan. Planning Areas with VC designations include Hospital Hill and the Officers' Club, Planning Areas 7 and 8, respectively.

Parkland (P)

This designation applies to existing and proposed active and passive parks and other public recreation facilities. Land uses to be permitted include ballfields and play yards, tennis courts, lawn bowling, swimming pools, court games, picnic shelters, restrooms, storage sheds, and other structures needed to accommodate public use or provide for maintenance of the land, cultural, recreational facilities, and like uses. The parkland requirement will be based upon the population of the Planning Area as determined through the site planning process using the City's parkland formula of 4.5 acres of park per 1,000 population. The maximum FAR is 0.10 for outdoor recreation and 0.5 for indoor recreation such as in the Bowling Alley Planning Area. The minimum public Park area shall be two acres.

There are approximately 70 acres of Parkland identified in the Reuse Plan. Planning Areas with Parkland designations include Spanish Housing, Town Center, Hospital Hill, Bowling Alley, and the Ballfields (Planning Areas 3, 6, 7, 8 and 10).

Open Space (OS)

This designation applies to publicly- or privately-owned, or maintained, land which is largely unimproved and devoted to the reclamation and/or preservation of natural resources (e.g., wetlands, riparian areas, woodland, grassland), outdoor passive recreation (unpaved trails and seating), and the maintenance of public health and safety. In Hamilton, these lands consist of existing creek areas, wooded hillsides and grassland areas, and habitat areas, and may include utilities. No residential uses are permitted in open space areas at Hamilton. No structures are permitted with the exception of utilities. The maximum FAR is 0.01.

There are approximately 827 acres of Open Space uses identified in the Reuse Plan. Planning Areas with Open Space designations include Rafael Village, Capehart Housing, Spanish Housing and Hospital Hill (Planning Areas 1, 2, 3 and 7), and the Runway Parcel.

U.S. Coast Guard and Department of Veterans Affairs Set-Aside Housing (USCG and VA)

These designations apply to those areas requested by the U.S. Coast Guard and the Department of Veterans Affairs for housing purposes through the Federal screening process. The USCG designation is found in Planning Area 2, Capehart Housing, and consists of approximately 18 acres. The VA designation is found in Planning Area 3, Spanish Housing, and consists of approximately 4.6 acres.

In addition, the Department of Veterans Affairs (VA) has requested Hospital Hill through the Federal screening process. Due to the poor condition of the structures on Hospital Hill, the VA may choose not to take possession of the property, therefore a reuse alternative has been provided in this Plan. If the VA elects to take possession of Hospital Hill, the land use designations will be changed from NC and VC to VA.

3.5 OVERVIEW OF PLANNING AREAS

Table 6, *Hamilton Reuse Plan Land Use Statistics by Planning Area,* summarizes the land uses within each Planning Area and the maximum number of units and/or maximum non-residential acreage. Table 6 is a summary of the land uses identified by Planning Area.

3.5.1 RAFAEL VILLAGE (PLANNING AREA 1)

The land uses identified for Rafael Village in the Reuse Plan are shown on Exhibit 14, *Land Use Plan - Rafael Village*, and are summarized below:

☐ Low Density Residential (LDR): The LDR-designated area within Rafael Village is comprised of 60.6 acres, providing a maximum of 275 single-family dwelling units, to produce an average density of 4.5 dus/ac.

☐ Medium Density Residential (MDR): There are 16.7 acres designated MDR in Rafael Village, providing a maximum of 125 dwelling units, to produce an average density of 7.5 dus/ac. The MDR uses are located in the eastern portion of the Planning Area.

☐ Medium Density Multiple Family Residential (MDMFR): Rafael Village includes 6.7 acres of MDMFR, providing a maximum of 100 dwelling units, to yield an average density of 15 dus/ac. This area is limited to a seniors housing facility.

☐ Parkland (P): Although the Parkland designation is not identified on the Land Use Plan, it is anticipated that the population housed in this Planning Area will require approximately seven acres of parks. The location and actual acreage of the park(s) will be determined at subsequent levels of planning.

☐ Open Space (OS): The Open Space designations within Rafael Village are located along Ignacio Boulevard and the creek. These Open Space areas, which consist of seven acres, may include trails and sitting areas. Although not shown on the map, the creeks will remain in their existing natural condition.

Table 6
Land Use Statistics by Planning Area
(Navy and Runway Parcels)

Planning Areas	Residential			Federal Set-Aside	Non-Residential				
	LDR (ac/units)	MDR (ac/units)	MDMFR (ac/units)	VA/USCG Housing (ac/units)	CFCU (acres)	NC (acres)	VC (acres)	P (acres)	OS (acres)
Rafael Village (PA 1)	60.6/275	16.7/125	6.7/100		--	--	--	7[1]	7
Capehart Housing (PA 2)[2]	--	65/527	--	18/181	6	--	--	6[1]	88
Spanish Housing (PA 3)[2]	36/62	13/70	8.4/96	4.6/54	5	--	--	26	32
Commissary Triangle (PA 4)	--	--	--		12[3]	--	--	--	--
Exchange Triangle (PA 5)	--	--	--		24[3]	2	--	--	--
Town Center (PA 6)	--	--	--		1	3	--	1	--
Hospital Hill[4] (PA 7)	--	--	--		--	2	1	--	--
Bowling Alley (PA 8)	--	--	--		--	--	--	3	--
Officers' Club (PA 9)	--	--	--		2.5	--	2.5	--	--
Ballfields (PA 10)	--	--	--		--	--	--	24	--
Runway Parcel	--	--	--		--	--	--	--	700

[1] Park not shown on map but parkland dedication/fee required.

[2] Existing housing stock.

[3] Designated CFCU-SP, which allows special uses, including seniors housing and the Hamilton Service Center (an 80-bed emergency shelter housing facility) in addition to the other general CFCU uses.

[4] Alternative provided in the event the Department of Veterans Affairs does not take possession of Hospital Hill.

LDR: Low Density Residential; **MDR:** Medium Density Residential; **MDMFR:** Medium Density Multiple Family Residential; **VA/USCG:** Department of Veterans Affairs and U.S. Coast Guard Set-Aside Housing; **CFCU:** Community Facilities and Civic Uses; **NC:** Neighborhood Commercial; **VC:** Visitor-Serving Commercial; **P:** Parkland; **OS:** Open Space

3.5.2 CAPEHART HOUSING (PLANNING AREA 2)

The land uses identified for Capehart Housing in the Reuse Plan are shown on Exhibit 15, *Land Use Plan - Capehart Housing*, and are summarized below.

- Medium Density Residential (MDR): This Planning Area contains 527 existing single-family attached units on approximately 65 acres, yielding an average density of 8.1 dus/ac. These will be retained.

- Community Facilities and Civic Uses (CFCU): The CFCU designation in this Planning Area consists of approximately six acres to accommodate the GGBHTD right-of-way.

- Parkland (P): Although the Parkland designation is not identified on the Land Use Plan, it is anticipated that the population housed in this Planning Area will require approximately six acres of parks. The location and actual acreage of the park(s) will be determined at subsequent levels of planning. Refer also to the Recreation and Resources sections.

- Open Space (OS): Open Space designations within Capehart Housing consist of the wooded hillsides, Pacheco Creek, and the flood control area to the east of the GGBHTD rail line. There are approximately 88 acres of Open Space uses in this Planning Area.

- U.S. Coast Guard (USCG): As part of the Federal screening process, the U.S. Coast Guard has requested 150 units of Hillside Housing plus an additional 31 adjacent Capehart Housing units, for a total of approximately 18 acres. This request takes priority over the local reuse planning process, and is therefore given the USCG designation.

3.5.3 SPANISH HOUSING (PLANNING AREA 3)

The land uses identified for Spanish Housing in the Reuse Plan are shown on Exhibit 16, *Land Use Plan - Spanish Housing*, and are summarized below.

- Low Density Residential (LDR): This Planning Area contains 62 existing single-family detached units on approximately 36 acres, yielding an average density of 1.7 du/ac. These units will be retained.

- Medium Density Residential (MDR): This Planning Area contains 70 existing duplex units on approximately 13 acres, yielding an average density of 5.4 dus/ac. These units will be retained.

- Medium Density Multiple Family Residential (MDMFR): Spanish Housing includes 96 existing dwelling units on approximately 8.4 acres in the Knoll Housing portion of the Planning Area; the average density in this area is 11.5 dus/ac.

#14

#15

#16

- Community Facilities and Civic Uses: The CFCU designation in this Planning Area is to accommodate approximately three acres of child care, libraries, adult education, or related educational uses which support the adjacent residential uses and which do not negatively impact the adjacent neighborhoods. Compatibility implies that CFCU uses would not result in noise, light, glare, aesthetic or traffic and parking impacts which conflict with a residential environment. CFCU uses which will disrupt the flow of traffic or uses which would have a detrimental effect on residential neighborhoods will not be allowed. This designation also accommodates the existing water tank and radio facility on MARS Hill, which is approximately two acres in size.

- Parkland (P): Spanish Housing includes a 26-acre linear park along the Area's western edge, which includes tennis courts and a fitness par course. This park will be retained as a passive facility.

- Open Space (OS): Open Space designations within Spanish Housing consist of the wooded hillsides facing San Pablo Bay and MARS Hill. There are approximately 32 acres of Open Space uses designated in this Planning Area.

- Department of Veterans Affairs (VA): As part of the Federal screening process, the Department of Veterans Affairs has requested 54 units of Knoll Housing adjacent to Hospital Hill for use as transitional housing for veterans in job training programs, on approximately 4.6 acres. This request takes priority over the local reuse planning process, and is therefore given a VA designation.

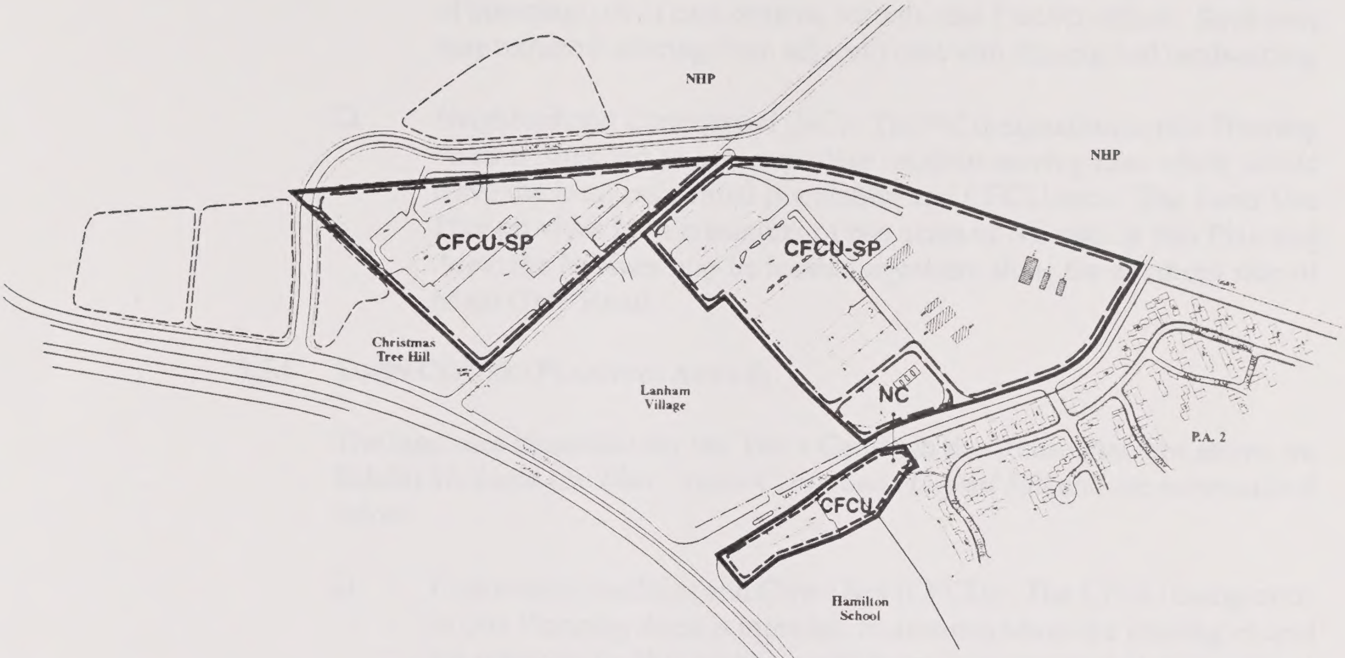
3.5.4 COMMISSARY TRIANGLE (PLANNING AREA 4)

The land uses identified for the Commissary Triangle in the Reuse Plan are shown on Exhibit 17, *Land Use Plan - Commissary Triangle and Exchange Triangle*, and are summarized below.

- Community Facility and Civic Uses - Special Uses Permitted (CFCU-SP): There are approximately 12 acres of CFCU-SP designated land within this Planning Area. CFCU-SP includes all uses in the CFCU designation, in addition to the following special use: the Hamilton Service Center (an 80-bed emergency shelter housing facility). It is anticipated that the Hamilton Service Center and a Marin Community College storage facility would be located in this Planning Area. Such uses will require buffering from adjacent residential uses with setbacks, fencing and landscaping.

3.5.5 EXCHANGE TRIANGLE (PLANNING AREA 5)

The land uses identified for the Exchange Triangle in the Reuse Plan are shown on Exhibit 17, *Land Use Plan - Commissary Triangle and Exchange Triangle*, and are summarized below.


NHP
NHP
CFCU-SP
CFCU-SP
Christmas Tree Hill
Lanham Village
NC
CFCU
Hamilton School
P.A. 2

CFCU-SP	Community Facilities and Civic Uses Special Uses Permitted
CFCU	Community Facilities and Civic Uses
NC	Neighborhood Commercial (may be relocated anywhere along northern side of Main Gate Road in Planning Area)

Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 4 • Commissary Triangle
Planning Area 5 • Exchange Triangle

0 200 400 600'

Robert Bein, William Frost & Associates

Exhibit 17

- ☐ Community Facility and Civic Uses - Special Uses Permitted (CFCU-SP): There are 24 acres of CFCU-SP designated land within this Planning Area. CFCU-SP includes all uses in the CFCU designation, as well as the following special uses: seniors/assisted care housing (number of units and acreage to be determined at the Master Plan stage of planning), child care centers, schools, and District offices. Such uses may require buffering from adjacent uses with fencing and landscaping.

- ☐ Neighborhood Commercial (NC): The NC designation in this Planning Area is intended to accommodate resident-serving uses which would serve the local residential population and CFCU uses. The Land Use Plan provides for a maximum of two acres of NC uses in this Planning Area; the NC uses may be located anywhere along the northern side of Main Gate Road.

3.5.6 TOWN CENTER (PLANNING AREA 6)

The land uses identified for the Town Center in the Reuse Plan are shown on Exhibit 18, *Land Use Plan - Town Center and Hospital Hill*, and are summarized below.

- ☐ Community Facilities and Civic Uses (CFCU): The CFCU designation in this Planning Area is intended to accommodate the existing chapel for religious, or like, purposes which are characterized by intermittent temporary uses, such as service organization or community center uses. There is approximately one acre designated as CFCU in the Town Center.

- ☐ Neighborhood Commercial (NC): The NC designation in this Planning Area is intended to accommodate resident-serving uses and specialty uses which would serve the local residential population and CFCU uses. The intent is to provide specialized uses such as book stores, art galleries, specialty boutiques, small cafes, small specialty food stores, artists workspaces, a second-run theater, and personal services such as barber shops and beauty shops. Approximately three acres of NC is provided on the Land Use Plan.

- ☐ Parkland (P): The park in this Planning Area is intended to provide for a one-acre public plaza space or other passive parkland use to support the users of the surrounding non-profit and commercial uses.

3.5.7 HOSPITAL HILL (PLANNING AREA 7)

The land uses identified for Hospital Hill in the Reuse Plan are shown on Exhibit 18, *Land Use Plan - Town Center and Hospital Hill*, and are summarized below.

- ☐ Neighborhood Commercial (NC): The NC designation in this Planning Area is intended to accommodate resident-serving uses which would serve the local residential population. Approximately two acres of NC

#18

is provided on the Land Use Plan, this is to accommodate other uses should the Department of Veterans Affairs choose not to take possession of the area.

☐ Visitor-Serving Commercial (VC): There is one acre designated for VC uses in this Planning Area; VC is designated in the location of the Hospital, should the Department of Veterans Affairs choose not to take possession of the facility or its site. It is anticipated that the VC uses at this site may be comprised of a small inn, bed and breakfast facility, or similar uses.

☐ Parkland (P): The three acre amphitheater/tennis court area has been incorporated into the NHP Master Plan as a Neighborhood Park.

3.5.8 BOWLING ALLEY (PLANNING AREA 8)

The land uses identified for the Bowling Alley in the Reuse Plan are shown on Exhibit 19, *Land Use Plan - Bowling Alley and Officers' Club*, and are summarized below.

☐ Parkland (P): This entire three-acre Planning Area is designated as Parkland. It is anticipated that the City may franchise the active recreation facilities in this Planning Area (the bowling alley/gym and racquetball courts).

3.5.9 OFFICERS' CLUB (PLANNING AREA 9)

The land uses identified for the Officers' Club in the Reuse Plan are shown on Exhibit 19, *Land Use Plan - Bowling Alley and Officers' Club*, and are summarized below.

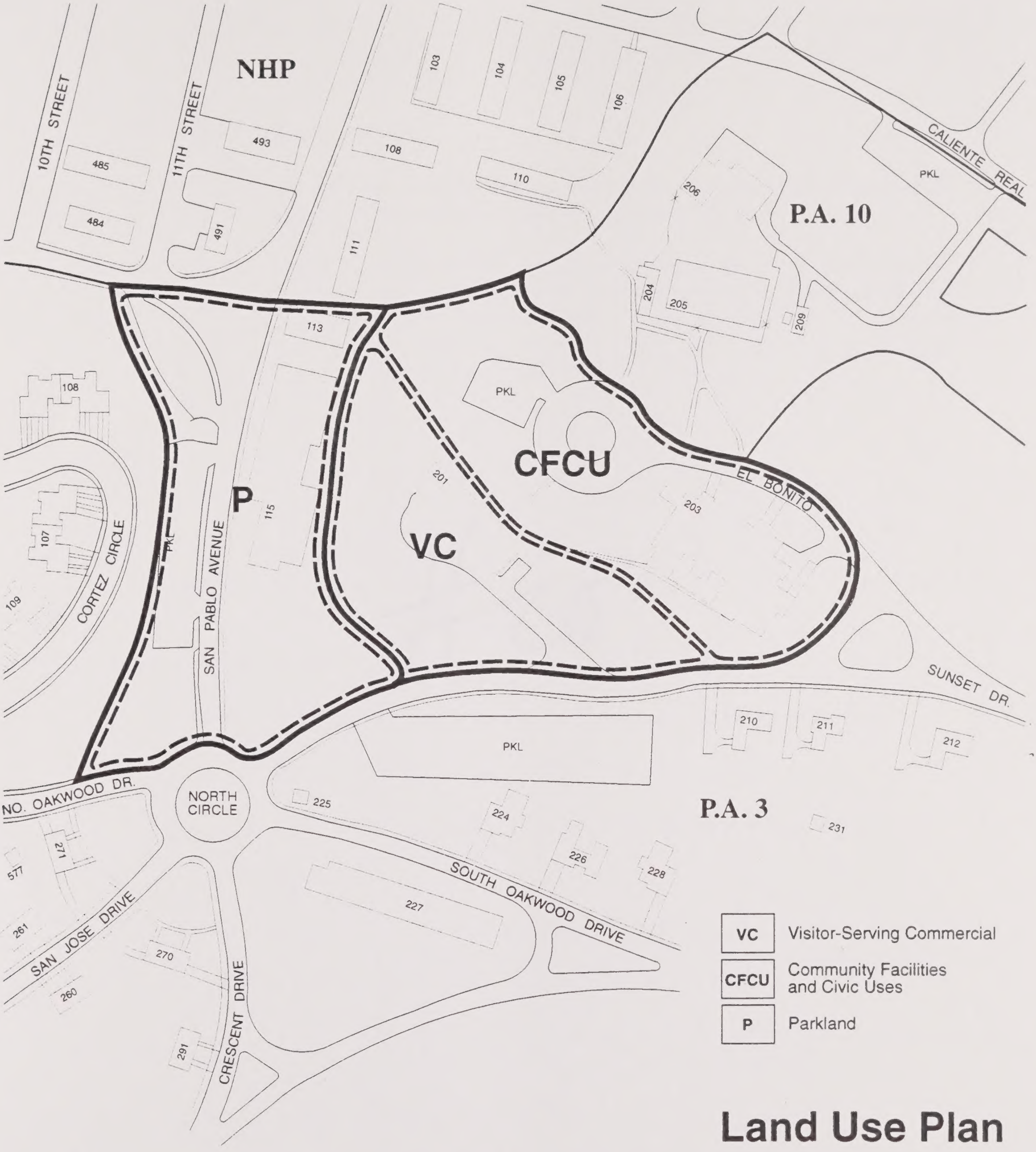
☐ Community Facilities and Civic Uses (CFCU): The two and one-half acres designated as CFCU in this Planning Area is intended to accommodate a cultural center, community center, library, and/or other similar resident-supporting uses.

☐ Visitor-Serving Commercial (VC): There are approximately two and one-half acres designated for VC in this Planning Area. It is anticipated that this use will compliment the adjacent CFCU designation in the Planning Area by offering a small inn, bed and breakfast facility, or like uses.

3.5.10 BALLFIELDS (PLANNING AREA 10)

The land uses identified for the Ballfields in the Reuse Plan are shown on Exhibit 20, *Ballfields*, and are summarized below.

☐ Parkland (P): The parkland designation in this Planning Area is comprised of approximately 24 acres for active recreation uses on the existing ballfields and in the pool/cabana area. It should be noted that


NHP
10TH STREET
11TH STREET
485
484
493
491
103
104
105
106
108
110
111
113
CALIENTE REAL
PKL
P.A. 10
206
204
205
209
PKL
CFCU
EL BONITO
201
203
VC
P
115
PKL
SAN PABLO AVENUE
108
107
109
CORTEZ CIRCLE
SUNSET DR.
210
211
212
PKL
P.A. 3
NO. OAKWOOD DR.
NORTH CIRCLE
225
224
231
226
228
271
577
261
SAN JOSE DRIVE
270
260
227
SOUTH OAKWOOD DRIVE
CRESCENT DRIVE
291
VC Visitor-Serving Commercial
CFCU Community Facilities and Civic Uses
P Parkland

Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Planning Area 8 • Bowling Alley
Planning Area 9 • Officers' Club

0 50 100 150'

Robert Bein, William Frost & Associates

Exhibit 19

#20

the City will not be responsible for the protection of Ballfields 3 and 4 from baywater inundation once the NHP Master Plan levee has been constructed and the existing levees breached.

3.5.11 RUNWAY PARCEL

The land uses identified for the Runway Parcel in the Reuse Plan are shown on Exhibit 21, *Runway Parcel*, and are summarized below.

☐ Open Space (OS): The Open Space designation on the Runway Parcel is for wildlife habitat restoration and wetland restoration uses, this includes the landfill wetland remediation area on the northern portion of the runway. The entire 700 acres of this Planning Area are designated for Open Space.

3.5.12 NHP MASTER PLAN AREA

The NHP Master Plan is an approved plan, as discussed previously. The Master Plan includes: 35.1 acres of business uses (i.e., Mixed Use and Office); 131.7 acres of residential uses (including single-family detached, townhomes/condominiums, and rental homes) to yield 955 units; and 247.9 acres of open space and community uses. For additional detail, please refer to the NHP Master Plan and its amendments.

3.6 GOALS AND POLICIES

3.6.1 GOALS AND POLICIES APPLICABLE TO MULTIPLE PLANNING AREAS

Issue: Potential incompatibility of adjacent land uses.

3.6.1.1 Goal: Adjacent land uses that are compatible with one another.

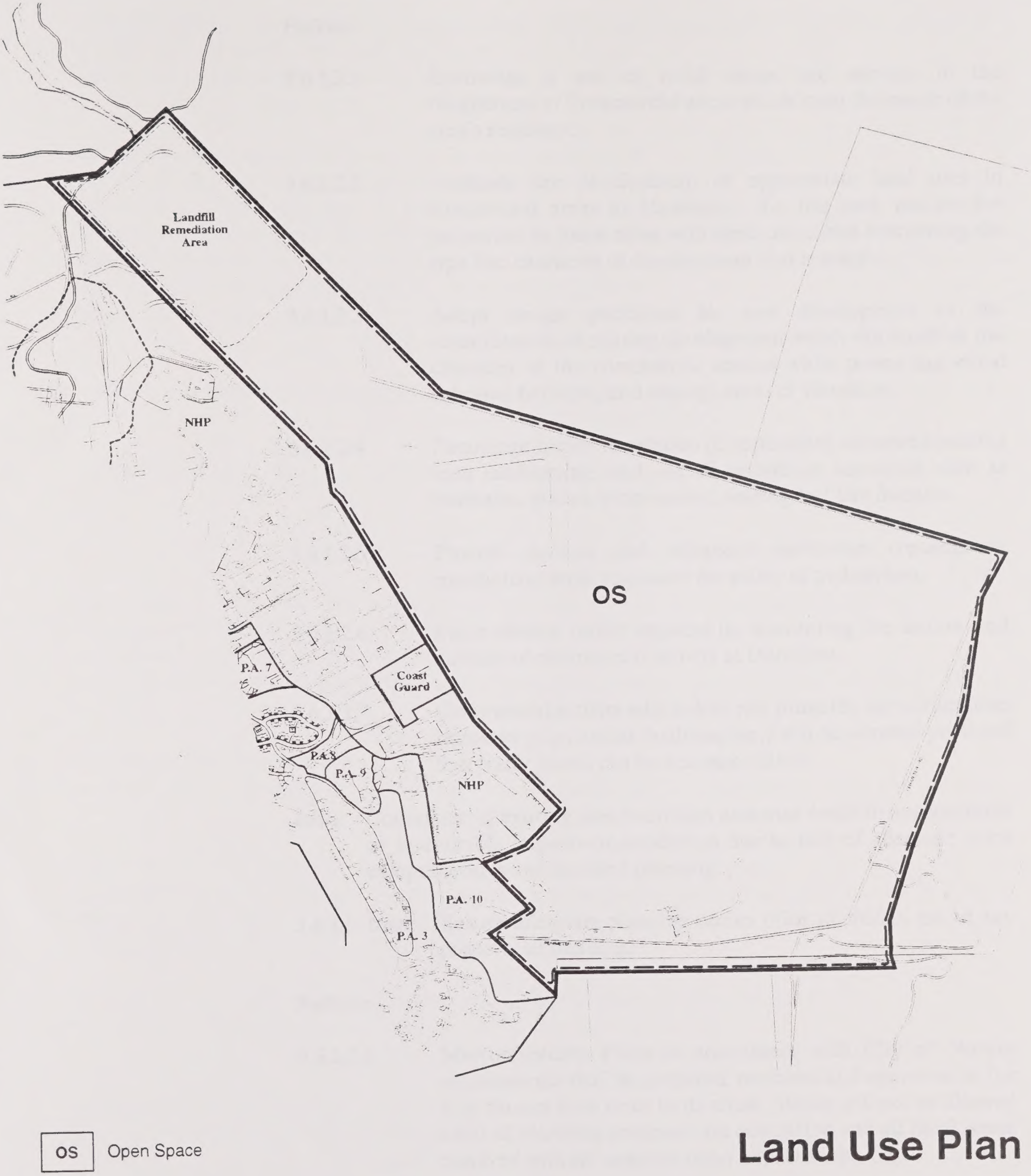
Policies:

3.6.1.1.1 Require commercial, community facilities and civic uses that adjoin residential uses be adequately screened and buffered from the residential areas.

3.6.1.1.2 Locate higher density residential uses within proximity of commercial centers or non-residential uses.

Issue: Appropriate commercial uses.

3.6.1.2 Goal: Commercial uses which serve the resident population and are an asset to the Hamilton community.


Landfill
Remediation
Area
NHP
OS
P.A. 7
Coast
Guard
P.A. 8
P.A. 9
NHP
P.A. 10
P.A. 3
PERIMETER RD
OS Open Space
0 400 800 1200

Land Use Plan

HAMILTON ARMY AIRFIELD REUSE PLAN

Runway Parcel

Robert Bein, William Frost & Associates

Exhibit 21

Policies:

3.6.1.2.1 Encourage a mix of retail shops and services in the Neighborhood Commercial areas which meet the needs of the area's residents.

3.6.1.2.2 Facilitate the development of appropriate land uses in commercial areas at Hamilton. To this end: market the properties in these areas with clear objectives concerning the type and character of development that is sought.

3.6.1.2.3 Adopt design guidelines for new development or the rehabilitation of existing development which will establish the character of the commercial centers while promoting visual cohesion between, and among, areas of Hamilton.

3.6.1.2.4 Encourage facade renovation (if applicable), enhanced parking area landscaping, and use of pedestrian amenities such as fountains, plazas, promenades, seating and like features.

3.6.1.2.5 Provide marked and enhanced pedestrian crossings in commercial areas to ensure the safety of pedestrians.

3.6.1.2.6 Limit off-site traffic impacts by monitoring the nature and amount of commercial activity at Hamilton.

3.6.1.2.7 Commercial activity which does not primarily serve Hamilton residents (e.g., artists facilities, etc.) will be allowed provided that traffic levels can be accommodated.

Issue: Conversion of existing uses to civilian uses may result in unacceptable or undesirable impacts or conditions due to lack of adequate prior comprehensive and detailed planning.

3.6.1.3 Goal: Ensure adequate planning occurs prior to civilian use of any property or building.

Policies:

3.6.1.3.1 Master/Specific Plans in accordance with City of Novato requirements shall be prepared, reviewed and approved by the City for any area prior to its reuse. Reuse will not be allowed until all planning processes are completed and all fiscal issues resolved with no negative fiscal impact to the City.

3.6.1.3.2 Temporary reuse of property or buildings may be permitted by the City of Novato following adequate review and approval.

3.6.1.3.3 The Novato General Plan (not adopted at the time of Reuse Plan approval) and development codes shall be amended to incorporate appropriate policies and requirements. Prior to incorporation, the Reuse Plan and General Plan will be reviewed by the City of Novato for consistency and adequate revisions incorporated.

3.6.1.3.4 Master/Specific Plans will be required to cover all, or portions of, the Planning Areas at the discretion of the City of Novato. Any Master/Specific Plan prepared for less than all of the Planning Areas must consider the current and future impacts and limitations on the remaining areas, as well as fiscal impacts to the City. Special care is particularly required in the planning of the non-residential uses due to the off-site traffic implications.

Issue: Community facilities and civic uses may adversely impact the adjacent neighborhoods.

3.6.1.4 Goal: Appropriate function and attractive appearance of community facilities and civic uses.

Policies:

3.6.1.4.1 Require community facilities and civic uses to: adequately screen or buffer uses which may impact adjacent uses; promote facade renovation (if applicable); enhance parking area landscaping; use pedestrian amenities; or incorporate other appropriate features.

3.6.1.4.2 Require that all storage yards, stockpiles and similar uses be adequately screened from view from the street or from adjoining neighborhoods.

3.6.1.4.3 Create development standards for community facilities and civic uses to provide adequate setbacks, parking, landscaping and similar site development and maintenance standards through the Master/Specific Plan and Precise Plan processes.

Issue: Military site planning does not anticipate civilian use, resulting in unusual conditions which require special considerations to create subdivisions compatible with civilian uses.

3.6.1.5 Goal: Appropriate subdivision of the residential and non-residential neighborhoods at Hamilton which will facilitate private and public ownership.

Policies:

3.6.1.5.1 Require approval of a more detailed Master/Specific Plan and design guidelines, consistent with City of Novato requirements, to more clearly define the community design and character of each of the residential neighborhoods and non-residential areas.

3.6.1.5.2 Master/Specific Plans will be required to include a subdivision concept on which future tentative subdivision maps will be based.

3.6.1.5.3 No use of property or redevelopment of property can occur without prior approval of a tentative subdivision and final subdivision maps, other than for public use upon approval by the City of Novato.

Issue: Provision of adequate parklands.

3.6.1.6 Goal: A variety of parklands sufficient to serve future Hamilton and Novato residents.

Policies:

3.6.1.6.1 Prior to acceptance of any area as public park, the City of Novato will evaluate needs and requirements to determine appropriate character and suitability of parklands. This evaluation may occur prior to, or concurrently with Master/Specific Plan consideration.

3.6.1.6.2 The City of Novato may require private ownership and/or maintenance of active or passive recreation areas as determined appropriate through the Master/Specific Plan process.

3.6.1.6.3 The actual amount of parkland acreage in Rafael Village, Capehart and Spanish Housing, or any other residential project, will be determined during the development of the Master/Specific Plan. The amount of parkland will be determined based on City parkland requirements at the time of Master/Specific Plan adoption.

3.6.1.6.4 The parks proposed in Spanish Housing and Town Center will be passive parks.

3.6.1.6.5 The Bowling Alley Planning Area and the Ballfields Planning Area (if not inundated with baywater) will be used for active recreation.

Issue: Existing residential dwelling units and non-residential structures do not conform to current building codes.

3.6.1.7 Goal: Non-residential and residential structures which are in conformance with current building codes.

Policies:

3.6.1.7.1 Identify the improvements necessary to bring residential and non-residential structures into conformance with current building codes at subsequent levels of planning, and ensure these improvements have been completed prior to occupancy.

3.6.1.7.2 Remove structures which can not be brought up to building code compliance in a reasonably feasible manner, subject to City review. The intent of the Plan is to retain as many of the residential and architecturally significant structures as is feasible.

3.6.1.7.3 Should any structure be determined to be historically significant, a restoration plan and maintenance program must be developed. Historic significance shall be determined during the Master/Specific Plan process.

Issue: Open space resources and biological habitat areas.

3.6.1.8 Goal: Preservation of open space resources and biological habitat areas.

Policies:

3.6.1.8.1 Open space areas identified on the Land Use Plan will be preserved. Maintenance of these areas is to be identified during the Master/Specific Plan process.

3.6.1.8.2 Undeveloped areas along HAAF's creeks will remain undeveloped.

3.6.1.8.3 The provisions contained in the Resources Plan of this document will be followed.

3.6.1.8.4 Major stands of trees and significant rock outcroppings will be preserved, wherever possible.

3.6.1.8.5 Prior to adoption of City policy regulating land use or any new construction, required environmental documents and biological studies will be prepared to include appropriate mitigations. The creation of wetlands on the runway will be analyzed through the Federal NEPA process.

Issue: The new community at Hamilton will need community facilities to support the residents.

3.6.1.9 Goal: Provision of adequate community services within HAAF, including library, school, fire, and police services.

Policies:

3.6.1.9.1 Provide adequate police and fire protection for residents at Hamilton.

3.6.1.9.2 Encourage the placement of a library within the CFCU area of Hamilton.

3.6.1.9.3 Implement the Reuse Plan for Hamilton on an expedited schedule to minimize impacts on local schools from loss of students.

3.6.1.9.4 Allow for placement of schools and other educational facilities within the CFCU areas of Hamilton.

3.6.2 GOALS AND POLICIES RELEVANT TO SPECIFIC PLANNING AREAS

Planning Area 1: Rafael Village

Issue: The reuse of Rafael Village may negatively impact residential communities in the Ignacio Area.

3.6.2.1 Goal: A residential community compatible with adjacent neighbors.

Policies:

3.6.2.1.1 Remove all existing Rafael Village structures and replace them with new construction following preparation and approval of Master/Specific and Precise Plans.

3.6.2.1.2 Buildings should be no higher than two stories in height.

3.6.2.1.3 The Creek will be protected.

3.6.2.1.4 No residential driveways will take access directly onto Ignacio Boulevard.

3.6.2.1.5 The existing street system may be redesigned as part of the land use planning process, however, where existing access is provided, this access will be retained to adjacent neighborhoods and uses.

3.6.2.1.6 New development in Rafael Village will be subject to approval of a Master/Specific Plan and Precise Plan, tentative and final subdivision maps, and appropriate environmental analysis, prior to the construction of any new residences.

3.6.2.1.7 The number, location and type of residential dwelling units may be modified to reflect actual site conditions and planning constraints subject to the maximum yields identified on the Land Use Plan.

Planning Area 2: Capehart Housing

Issue: Long-term neighborhood preservation, intrinsic value and physical quality of residences in Capehart Housing.

3.6.2.2 Goal: Upgrade Capehart residential dwelling units to "for sale" condition, including aesthetic treatments as well as building code requirements.

Policies:

3.6.2.2.1 Structures in the Capehart Planning area will be improved to "for sale" condition. Aesthetic improvements and amenity features will be identified at a more detailed level of planning.

3.6.2.2.2 Ensure that all residential structures are in conformance with current building codes.

3.6.2.2.3 Remove and replace any buildings which cannot be brought up to current building code condition in a reasonably feasible manner, subject to City review. The intent is to retain as many residential units as feasible.

3.6.2.2.4 Street configurations (e.g., width, horizontal and vertical alignments, etc.) may be required to be modified to meet safety requirements during the Master/Specific Planning process.

3.6.2.2.5 On- and off-site parking will be analyzed through the Master/Specific Plan process. Appropriate parking standards and additional requirements will be identified.

Planning Area 3: Spanish Housing

Issue: Non-residential uses may adversely impact the residential neighborhoods which currently exist in Spanish Housing.

3.6.2.3 Goal: Preservation of the character and ambiance of the Spanish Housing residential neighborhoods.

Policies:

3.6.2.3.1 The park shall remain a limited use park without modifications to allow organized team activities.

3.6.2.3.2 The CFCU uses shall be restricted to those residentially-compatible uses specifically identified for this Planning Area (see Section 3.5.3, Spanish Housing).

3.6.2.3.3 All new buildings or renovations to existing buildings shall be constructed in an architectural style compatible with the architecture of the existing residences.

3.6.2.3.4 Development shall be no higher than what currently exists within the use areas.

3.6.2.3.5 Any modifications or improvements to the site (including, but not limited to, parking areas, street furniture, landscaping, etc.) shall be consistent with, or reinforce the character of, the neighborhood.

Planning Area 4: Commissary Triangle

Issue: Uses identified for this Planning Area may result in new or continued incompatible land uses between Lanham Village, Exchange Triangle and the NHP Master Plan area.

3.6.2.4 Goal: Land uses which are compatible with Lanham Village and other adjacent areas.

Policies:

3.6.2.4.1 Site planning shall be required to consider physical features of the site as well as the relationship to adjacent residential and non-residential areas.

3.6.2.4.2 Restrict building heights to 30 feet.

3.6.2.4.3 Establish building setbacks, landscaping requirements, and identify screening and buffering techniques at the Master/Specific Plan level of planning.

3.6.2.4.4 Special attention shall be given to any proposed use adjacent to Lanham Village. Evaluate uses proposed adjacent to Lanham Village through the environmental review process, with particular attention to land use compatibility, noise, air quality, hours of operation (if applicable), etc.

3.6.2.4.5 Primary access should be taken via the NHP Loop Road to minimize traffic and noise impacts adjacent to Lanham Village.

3.6.2.4.6 The policies of the temporary shelter shall remain in effect for the permanent Hamilton Service Center (refer to Housing Plan for additional information).

Planning Area 5: **Exchange Triangle**

Issue: Uses identified for this Planning Area may result in new or continued land use conflicts between Lanham Village, Commissary Triangle and the NHP Master Plan area.

3.6.2.5 Goal: Land uses which are compatible with Lanham Village and other adjacent uses.

Policies:

3.6.2.5.1 Site planning shall be required to consider physical features of the site as well as the relationship to adjacent residential and non-residential areas.

3.6.2.5.2 Restrict building heights to 30 feet.

3.6.2.5.3 Establish building setbacks, landscaping requirements, and identify screening and buffering techniques at the Master/Specific Plan level of planning.

3.6.2.5.4 Special attention shall be given to any proposed use adjacent to Lanham Village, evaluate uses proposed adjacent to Lanham Village through the environmental review process, with particular attention to land use compatibility, noise, air quality, hours of operation (if applicable), etc.

3.6.2.5.5 Ensure the uses south of Main Gate Road, adjacent to Hamilton School, are compatible with this sensitive use.

3.6.2.5.6 Group similar uses to encourage a synergistic land use pattern (e.g., school, library, and day care uses).

3.6.2.5.7 Place the most residentially-compatible uses adjacent to Lanham Village.

Planning Area 6: **Town Center**

Issue: Development of the park may encroach on the existing parking area resulting in inadequate parking for adjacent uses.

3.6.2.6 Goal: Provision of adequate parking as well as the one-acre park plaza.

Policy:

3.6.2.6.1 Ensure that adequate parking is required adjacent to commercial buildings. Determine parking requirements during the Master/Specific Plan process, taking into consideration the needs of all adjacent planning areas and the NHP Town Center.

Issue: The Town Center provides beautiful examples of the Spanish Eclectic architecture for which Hamilton is known.

3.6.2.7 Goal: Preservation of the historic character of the Town Center.

Policies:

3.6.2.7.1 Maintain a core group of buildings to contribute to the historic character of the Planning Area.

3.6.2.7.2 Where rehabilitation of existing structures is not reasonably feasible, ensure that new construction is compatible with, and complimentary to, the existing architecture in the area.

Issue: The Theater and Chapel are key architectural buildings setting the character of the Town Center Planning Area and complement the NHP Town Center structures.

3.6.2.8 Goal: Retention of the Theater and Chapel structures.

Policies:

3.6.2.8.1 Existing structures within the Town Center (other than the Theater and Chapel) may be replaced or eliminated.

3.6.2.8.2 Any substantial renovation of existing structures and all new buildings shall be constructed with an architectural style compatible with, and shall reinforce the character of, the key buildings within the Town Center.

3.6.2.8.3 The uses within the key buildings need not be similar to military uses; however, they must be consistent with the designated land use category.

Planning Area 7: Hospital Hill

Please refer to Section 3.6.1, Goals and Policies Applicable to Multiple Planning Areas.

Planning Area 8: Bowling Alley

Issue: Uses in this Planning Area could potentially result in significantly increased levels of use, resulting in on- or off-site traffic levels exceeding acceptable levels of service.

3.6.2.9 Goal: Recreation uses which do not result in adverse impacts to the surrounding neighborhoods or off-site intersections.

Policy:

3.6.2.9.1 Limit the intensity of recreational activities in the Planning Area. To this end, require traffic impact studies to address any new or intensified recreational activities.

Planning Area 9: Officers' Club

Please refer to Section 3.6.1, Goals and Policies Applicable to Multiple Planning Areas.

Planning Area 10: Ballfields

Issue: Ballfields 3 and 4 may be converted to open space in the event the area is not protected once the NHP levee is constructed and the existing levee is breached.

3.6.2.10 Goal: Protection of Ballfields 3 and 4, if feasible.

Policies:

3.6.2.10.1 Work with recreation providers and the master developer of the Reuse Plan to address the issue of protection of Ballfields 3 and 4, (i.e., elevation of the ballfields above the floodplain levee, redesign of the NHP levee, construction of a new levee, etc.).

3.6.2.10.2 Should protection of Ballfields 3 and 4 prove infeasible, the area in which these two ballfields are located shall revert to open space.

Runway Parcel

Issue: Development of wetlands habitat.

3.6.2.11 Goal: Conversion of the runway to wetlands habitat.

Policies:

3.6.2.11.1 Ensure that all toxic and/or hazardous waste clean-up has occurred in this Planning Area prior to the area's reversion to wetlands. Once clean-up of hazardous materials has occurred on the Runway Parcel, the levees will be breached and the Runway will be inundated with baywater for the purposes of establishing a wetlands habitat.

3.6.2.11.2 The creation of wetlands on the Runway Parcel will be fully analyzed through the Army EIS process.

3.6.2.11.3 Work with the appropriate agencies and organizations to ensure the proper reversion of this area to wetlands habitat.

3.6.2.11.4 Provide for access to the Sanitary District dechlorination facility.

NHP Master Plan

Please refer to the NHP Master Plan and its amendments.

4.0 HOUSING PLAN

4.0 HOUSING PLAN

The purpose of the Housing Plan component of the Reuse Plan is to provide for a continuum of housing and services for moderate, lower income and homeless residents of Marin. The term "continuum of housing" represents a broad spectrum of housing product to meet a broad spectrum of housing needs. A full continuum of housing includes emergency shelter housing, transitional housing, affordable rental and ownership housing, and market-rate rental and ownership housing.

Economic realities are also to considered in establishing a Housing Plan. The objective is to develop a Plan that is economically and fiscally viable as well as one that meets the community's housing needs.

The creation of a "continuum of housing" at closed military bases is consistent with the spirit and requirements of the McKinney Act. The McKinney Act was enacted in 1987 and has since undergone several revisions. The purpose of the legislation was to establish a permanent program for providing services to the growing homeless population in the nation. The Act expanded existing food and shelter programs for the homeless operated by federal agencies, it created medical care and education programs for the homeless, and it authorizes early intervention activities to prevent families from becoming homeless.

One key provision of the law relates to the use of unneeded federal properties, such as closed military bases, to provide services to the homeless. "The law makes clear that use of properties to help homeless people is virtually the highest priority for use of unneeded federal properties."[1] Requirements of the law that relate to the preparation of this Reuse Plan include the following:

- The local base redevelopment authority must consult with homeless assistance representatives in the preparation of the base Reuse Plan;
- The Reuse Plan must address the needs of the homeless, based upon the need for homeless assistance in the community affected by the base closure;
- HUD must review the Reuse Plan and determine if it meets the needs of the homeless; and
- If HUD determines that the Reuse Plan does not adequately address homeless needs, it must provide detailed reasons for the finding and a statement of the actions that the redevelopment authority may undertake in order to address that determination.

An "Agreement to Principles for a Planning Agreement for Affordable Housing and Homeless Support Facilities at Hamilton Army Air Field" was developed in response to the above requirements. The groups that are parties to the Agreement include the Hamilton Homes Task Force (public agencies that represent the needs of homeless residents); the Hamilton Reuse Planning Authority; the New Hamilton Partnership (developer of the portion of Hamilton adjacent to the Reuse Planning Area); and the Housing Council (affordable housing developers and advocates). This agreement establishes a set of tangible objectives related to the provision of homeless facilities, transitional housing and affordable housing for each planning area of HAAF.

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[1] "*Guide to Federal Funding for Housing and Homeless Programs*" by Government Information Services.

The following text provides a context for the affordable and homeless housing objectives contained in the Agreement. Issues addressed include:

- The need for housing that is affordable to very low, low, and moderate income households;
- The need for transitional housing and homeless support services;
- An overview of opportunities and constraints for providing a continuum of housing at Hamilton;
- Agencies and programs (public and private) that currently provide assistance to low and moderate income households and households that are in need of homeless support services; and
- Funding sources (public and private) that are available to finance the development and operation of affordable housing and homeless support services.

The Reuse Plan for HAAF provides the following housing components:

Table 7
Housing Plan Summary

HOUSING TYPE	RAFAEL VILLAGE	CAPEHART HOUSING	SPANISH HOUSING	TOTAL
Market Rate	425	0	112	537
Very Low Income Affordable Housing	0	177	37 (Knolls only)	214
Transitional Housing	0	49	11 (Knolls only)	60
Low Income Affordable Housing	0	179	48 (Knolls only)	227
Moderate Income Affordable Housing	75	122	20	217
Emergency Shelter	-	-	-	80*
Total	500	527	228	

*To be located in the CFCU-SP designated area in the northern portion of the Commissary Triangle.

4.1 MARKET RATE HOUSING

Any improvements to the Hamilton property which are necessary to correct code deficiencies, or to make the utility infrastructure useable, must logically be financed by selling assets for a profit. The most significant assets available at Hamilton to sell are existing houses to be sold as market rate houses or land developable for market rate houses.

The Reuse Plan intends to provide sufficient market rate housing to generate adequate revenues to accomplish overall long-term and short-term goals. The Reuse Plan envisions that market-rate housing will be located in Spanish Housing and in Rafael Village.

The homes in the Spanish area have the greatest value potential of any of the existing housing stock on the Base. These homes are charming, have high quality structural elements and finishes, and have the potential for large lot sizes. There is a very limited supply of older housing stock in Marin County that embody the qualities of the homes in the Spanish area. As a result, it is believed that the sales of these homes at fair market values would yield considerable profit margins.

The 60± acres within Rafael Village that have been identified to be cleared and sold for the development of market rate single family homes also have significant value potential. This potential is the result of the location of the acreage within an established neighborhood of relatively expensive single-family homes and the lack of other large residentially zoned sites in Novato.

It is anticipated that there will be 537 units or 43% of market rate housing at Hamilton. Of this, 85 units, or 16% will be rental and 452 units, or 84% will be ownership. These will be located in Rafael Village and Spanish Housing.

4.2 AFFORDABLE HOUSING

For purposes of this Reuse Plan, the term "affordable housing" is defined as consisting of deed-restricted dwelling units that are affordable to very low, low, and moderate-income households using income and affordable housing costs definitions established by the Department of Housing and Urban Development (HUD). As concluded in the Existing Conditions Report, there is a significant need for additional affordable housing in Novato and throughout Marin County.

The term "affordable" housing is not always synonymous with "below market-rate" housing. For example, prevailing apartment rental rates in Novato are less than the maximum allowable "affordable rental rates" as defined by HUD. Most apartments in Novato do, therefore, meet most of the requirements of "affordable" housing. The only difference is that most apartment projects do not have deed restrictions that legally limit the amount of rent that can be charged. The legal restrictions represent a formal distinction between market-rate, unrestricted units and affordable units. Tenants who live in deed restricted units are required to regularly submit statements of income and eligibility. In order to market these units, tenants must be offered a discounted rent.

eligibility. In order to market these units, tenants must be offered a discounted rent. The rent incentives combined with restricted economic potential result in deed restricted affordable rental and ownership units having a lower value than equivalent un-restricted units.

Assessment of Affordable Housing Need

In assessing the need for affordable housing, there is no one single measure to apply that yields a definitive answer. Rather, analyses typically review a broad range of indicators including: the regional affordable housing needs targets established by the Association of Bay Area Governments (pursuant to State Law), the relationship of incomes to housing costs, and the incidence of overcrowding. An analysis of these measures for the City of Novato and Marin County yields the following:

- The ABAG estimated that Novato was in need of approximately 4,318 additional housing units to meet its fair share of the County's housing needs through the year 1995. Approximately 1,559 housing units have been built in Novato during the period of 1988-1994, resulting in an adjusted ABAG current needs figure of 2,759 housing units. Of the unmet need for 2,759 units, ABAG has determined that 2,185 units (79%) need to be affordable to moderate income households (households that earn up to 120% of the area's median household income). In addition, the unmet need county-wide for affordable housing is estimated at 4,987 dwelling units.

  The 1,500 housing units at Hamilton were not included in ABAG's housing needs assessment and therefore the conversion of a portion of these units into affordable housing would assist the City and County in meeting the ABAG targets.

- Governmental housing assistance programs use income and housing cost limits established by HUD for purposes of evaluating housing needs and affordability conditions (for households of four persons). Approximately 72% of Novato's households and 64% of the County's households are within the 1995 income limits for very low, low and moderate income households in Marin County.

  "Affordable ownership housing costs" are defined by HUD to not exceed 30% of annual income for very low and low income household groups and 35% of annual income for moderate income households. "Ownership costs," as defined by HUD include: monthly mortgage payments, utilities, taxes and insurance, and homeowner association dues.

The analysis in the Existing Conditions Report concluded that:

- Very low income households (incomes less than $29,800), which account for approximately 27% of Novato households (4,400 households), generally do not have sufficient incomes to afford any for-sale homes in Novato.

- Low Income households (incomes between $30,000 and $40,000), which account for approximately 12% of Novato households (1,950 households), can afford approximately only 2% of the townhomes that were sold over the past 14 months and 0% of the single family homes that were sold.

- Moderate Income households (incomes between $40,000 and $71,500), which account for 33% of Novato households (5,310), can afford approximately 95% of the townhomes sold and 39% of the single family homes sold. This statistic indicates that the target market for attached units in Novato is moderate income households. The buying power of this group is restricted, however, by the smaller stock of attached units in Novato relative to detached units. These households can afford approximately only 52% of all units sold due to the larger number of single family units sold and the higher price of single family units.

- Approximately 62% of Novato households are homeowners. This high rate of home ownership has been achieved despite the lack of affordable housing largely by the following two considerations: one, many homeowners have owned their homes for many years and housing prices have escalated faster than incomes; and two, a significant number of Novato home buyers are move-up buyers and are able to reduce their monthly housing costs by providing more than a 20% down payment when purchasing a home.

The key findings for the entire County are as follows:

- Because of the higher price structure for the County, the purchasing power of very low to moderate income households county-wide is generally less than it is of Novato households.

- As shown, moderate income households, which represent 28% of the County's households, can only afford 66% of the condominiums/townhomes sold in the County (versus 95% in Novato).

- Only 26% of all homes sold in the County are affordable to moderate income households because of the high percentage of single family detached homes sold and the higher prices commanded by these homes.

In summary, HUD has established "affordable rental housing costs" at 30% of a household's income. Under HUD's definition, "housing costs" include utilities and any other expenses tenants are required to pay.

Incomes compare more favorably to rental rates than they do to housing prices. However, there is still a serious gap between the incomes of very low income households and average apartment rental rates. It is estimated that 73% of County households and 75% of Novato households can afford to rent a typical one bedroom apartment. Conversely, however, these statistics indicate that the incomes of 25% of Novato households (4,000 households) are insufficient to support the $660 per month rental rate for a one bedroom apartment. In many cases households are being forced to spend over 30% of their income on rent or households are sharing units in order to pay market rents.

Growth in Seniors Households

One of the fastest growing sectors of the population in Novato and Marin County is seniors. The State Department of Finance projects that the proportion of senior population will double by the year 2005. Given that seniors as a group have lower incomes than the general population, there is a strong and growing need for affordable senior housing.

At-Risk Groups

Given the large disparity between market rents (prices) and affordable housing costs, households are currently being forced to endure economic and physical hardships in order to live in the County. Households are having to spend more than 30% of their incomes on rent/mortgage costs. According to the Census, in 1990, approximately 17% of Novato's households spent more than 30% of their income on housing costs. For the County, approximately 39% spent more than 30% of their income on housing costs. The percentage of very low income households that are spending over 30% of their income on housing is even higher. The Census estimates that more than two-thirds of persons earning less than 50% of the area's median experience a rent burden. Other households are "doubling-up" in order to afford prevailing housing costs, with some households experiencing severe over-crowding.

These groups may be in danger of facing economic displacement or, in the most extreme cases, becoming homeless. Rent Burden is another indication of the need for additional affordable housing.

Affordable Housing Supply

The number of affordable housing units developed in each community has been estimated based on information provided by the Marin county Community Development Department and the Marin County Housing Authority. It is estimated that there are approximately 2,228 deed restricted affordable units in Marin County. This represents 2% of the total housing stock in the County. Approximately 403 units are in Novato, which ranks second for the number of permanent affordable units following San Rafael, which has an estimated 695 affordable units. Approximately 80% of the County's affordable units are rental housing, with the balance of 438 units being for-sale units.

The primary sponsors of affordable housing in Marin consist of: (1) The Housing Authority which has 500 public housing units; (2) The Ecumenical Association for Housing, which is a non-profit developer that has built and manages approximately 465 rental units in Marin; and (3) other profit/non profit entities.

Most of these affordable units have deed restrictions enforcing their Affordability. The deed restrictions specify the income group(s) to which the units must be rented (sold) and the maximum rental rate (price) that can be charged. The number of units restricted to each income level (very low, low, and moderate) is being estimated.

In addition to these units, the Marin Housing Authority provides Section 8 vouchers and certificates and other rent subsidies to approximately 1,800 households in Marin County.

The combination of deed restricted affordable units and rent subsidies indicates that approximately 4,028 households are currently receiving long-term housing assistance. This represents 4% of the County's households. By comparison, it is estimated that over 25% of the County's households do not earn sufficient income to afford a one-bedroom apartment. This disparity is further evidence of the need for additional affordable housing in the County. A similar disparity exists in the City of Novato. Two percent of the housing stock is dedicated to low to moderate income households. Assuming a proportional allocation of rental subsidies to Novato residents, it is estimated that no more than 5% of Novato households are receiving permanent housing assistance. This is a significant departure from existing affordable housing needs in the City.

There are currently approximately 681 affordable units in the County that are either under construction or in the planning process, 27 of these units are in Novato.

Other indicators of the shortage of supply are the long waiting lists for Section 8 vouchers and assisted units. There are approximately 2,087 households on the waiting list for Section 8 vouchers. The last time the Section 8 list was opened was October, 1991, and it was closed in January 1992. Affordable rental complexes are consistently fully occupied with long lists of interested tenants.

The Vision for Affordable Housing at Hamilton

The location, number, and ownership structure of affordable residential units has been established based on a number of considerations, including:

- The physical attributes of the existing stock relative to competitive market conditions;
- The desire to create vital, mixed-income neighborhoods within each Planning Area and not establish a concentration of very low income units in any one planning area;
- The objective to capitalize on the value potential of Rafael Village acreage and the sale value of homes in Spanish housing;
- The desire to meet the homeless support and transitional housing targets established by HUD; and
- The need to create an economically and fiscally sound housing program.

Based on these considerations, the following Affordable Housing Plan has been developed for the Airfield:

Table 8
Housing Plan

	SPANISH HOUSING	CAPEHART HOUSING	KNOLLS HOUSING	RAFAEL VILLAGE	TOTAL
Affordable Ownership Units					
Very Low Income	0	0	0	0	0
Low Income	0	123	0	0	123
Moderate Income	20	122	0	60	202
Subtotal Affordable Ownership	20	245	0	60	324
Affordable Rental Units					
Very Low Income	0	177	37	0	214
Transitional	0	49	11	0	60
Low Income	0	56	48	0	104
Moderate Income	0	0	0	15	15
Subtotal Affordable Rental	0	282	96	15	393
Total All Affordable Units	**20**	**527**	**96**	**75**	**718**

As shown, 718 dwelling units will have long-term deed restrictions to maintain their affordable status. This represents 57% of the total number of units to be rehabilitated/built on the base. Fifty-five percent of the affordable units (393 units) will be rental units with the remaining 45% (324 units) being set aside as ownership units.

The affordable ownership units will be restricted to low and moderate income households, with 60% restricted to moderate income households and 40% to low income households. The 393 affordable rental units will address a full-range of income categories, from transitional to moderate income units. The majority of the rental units (54%) will provide housing for very low income households. Twenty-six percent (104 units) will be set aside for low income households, 15% for transitional households, and 4% for moderate income households.

4.3 EMERGENCY SHELTER, TRANSITIONAL AND SUPPORT HOUSING CONDITIONS

The people in need of emergency, transitional, and supportive housing services comprise a broad spectrum of backgrounds and needs. They include:

- The elderly and frail elderly;
- Persons diagnosed with AIDS;
- Physically and developmentally disabled persons;
- Newly single parent families;
- Families who have lost employment;
- Persons who are recovering from drug addictions and mental health problems;
- The severely mentally ill;
- Persons with alcohol/other drug addictions;

- Women and families fleeing domestic violence;
- Homeless youth;
- Pregnant single women; and
- Veterans in job training programs.

Given the unstable nature of these population groups, it is difficult to estimate the need on a city by city basis. The Census Bureau reported only 241 homeless persons in Marin County and two in Novato in 1990. The Census count is generally considered inaccurate by homeless service providers. Based on the best information available, the County Comprehensive Housing Affordable Strategy (CHAS) has estimated that 2,200 persons were homeless in 1991 in Marin County. Homelessness is defined as persons living in shelters, places not meant for human habitation, or persons with no permanent subsequent residence. The City of Novato's Housing Element estimates the City's homeless population at 50. The County's CHAS estimates the number of non-homeless special needs populations at approximately 12,052. Assuming that Novato's needs are proportionate to its share of the County's population, it is estimated that approximately 2,400 Novato residents could be categorized as residents with special needs.

4.3.1 TRANSITIONAL HOUSING

The Definition of Transitional Housing

Transitional housing is defined as conventional affordable rental housing with support services that help formerly homeless people, and those at immediate risk of losing their housing, become self-sufficient. It should be noted that by federal definition, transitional housing residents are considered to be homeless because they are not permanently housed. This categorization can also help residents gain priority access to certain housing and services. Each family or individual is provided a minimum of three to a maximum of 24 months of housing.

The support services provided through transitional housing enable residents to develop the skills they need to successfully make the transition to permanent housing. Transitional housing provides a supportive environment in which program staff work with residents to develop individual action plans and coordinate access to support services which will help participants break the cycle of homelessness and economic dependence and make the transition into permanent housing and towards economic self-sufficiency.

Profile of Transitional Housing Residents

Transitional housing residents consist of families (single parent and two-parent families), single adults and couples without children. These people may require transitional housing because they need time to develop the skills they need to live independently in regular housing. Transitional housing residents consist of:

- Marin families who are sleeping on the sofas of friends and who simply cannot afford to pay their monthly housing and utility costs because of low incomes;

- Women with children who are fleeing abusive relationships, who have spent a period of time in a shelter program for abused women and who need more regular housing to be able to move on with their lives;

- Single adults who have successfully graduated from a shelter or drug/alcohol rehabilitation program (they are not those who are active substance abusers); these adults need extra time to gain new job skills, conduct a job search, learn better money management skills, deal with low self-esteem issues, get their children into child care, and save money for a security deposit;

- Parents reuniting with their children after a period of time in a recovery program; and

- People with health problems who require time to make alternative housing plans.

Services Offered to Transitional Housing Residents

Services offered through transitional housing programs encompass a wide range of services including employment assessment and counseling, job training, job search, housing search, child care, substance abuse treatment, psychological counseling (e.g., abusive relationships), money management, and stabilization of personal affairs. Each family or individual receives the requisite level of service to meet their needs.

Screening of Transitional Housing Residents

The transitional housing providers which have identified an interest in housing at HAAF have different ways of screening their clients. However, the following are questions asked by all the transitional providers: homeless or at risk of homelessness status (why do they need housing and support services); source of income and work history; residency in Marin; number of children; physical or mental health issues; medication needs; history of drug or alcohol abuse; criminal history; rental history (any evictions and why); history of any physical or mental abuse in relationships; willingness to participate in creating a plan that lays out the responsibilities of the client towards achieving their identified goals; and motivation of the client to follow through with this plan.

Potential candidates are required to provide credit information, landlord references, personal references and personal identification. Candidates are accepted only if they satisfy these screening criteria and agree to abide by strict rules of program participation. These include, but are not limited to: no violent or criminal behavior, no weapons, no use of illicit substances, and no overnight guests. The professional standards of the agencies providing support services include measures to monitor any use of illicit substances (e.g., random urinalysis).

Management of the Transitional Housing Programs

The transitional housing units will be operated by the individual agencies identified in Appendix A, Hamilton Homes Task Force - Transitional Housing Requests, and will be managed by a professional property management company with experience in this field (such as the Ecumenical Association for Housing).

The property management company will have a resident manager responsible for the day-to-day operations of these facilities. In addition, transitional housing coordinators will be present at program sites on at least a weekly basis to conduct case management sessions and will be able to identify potential problems and take preventive action. In the event of problems, neighbors can notify the resident manager who will notify the appropriate service agency or emergency services. Residents who enter these transitional housing programs must sign a rental agreement which includes prohibitions against any acts of violence or intimidation towards others. Any resident who violates this provision or uses illegal substances will be evicted immediately.

Existing Transitional Housing

Approximately 271 transitional housing beds are available throughout the County. It is estimated that these programs serve approximately 1,090 households per year. Other programs serving special needs populations consist of rental assistance programs. It is estimated that rental assistance programs serve approximately 790 households annually.

The Vision for Transitional Housing at Hamilton

With regard to transitional housing, it is envisioned that there be 60 units of transitional housing with differing levels of support services for homeless and at-risk families and individuals. These units are included in the total 274 Very Low Income/Transitional units identified in Table 7. Appendix A provides a breakdown of the transitional housing requested at HAAF. It includes the name of the agency, the housing type, the target population, the amount of time a client can stay in the housing, the numbers of units, and the number of families or individuals in the program.

It is envisioned that these units would be dispersed throughout HAAF in different types of housing stock (including duplexes, triplexes, sixplexes, etc.) with some clustering to allow for programmatic efficiencies. Specific Planning Areas where transitional housing would be located include: Capehart Housing (PA2) and the Knolls area of Spanish Housing (PA3).

In addition, the Department of Veterans Affairs will utilize 54 units in Knoll Housing for transitional housing. These units will be used for veterans in job training programs.

4.3.2 EMERGENCY SHELTER HOUSING

Available Housing Supply and Services

Some population groups, such as the homeless, require extensive support services in addition to housing. Other groups, such as families who have lost employment, often have needs limited to temporary housing. There are currently 116 emergency shelter beds available to the homeless population in the County, including the temporary 80-bed Novato Human Needs Center at Hamilton. These emergency shelters serve an estimated 1,000+ people per year. With an estimated homeless population of 2,200, the need for emergency shelter greatly exceeds available supply. If the Hamilton Services Center is not replaced with a permanent shelter, the County's supply will decrease to only 40 beds.

In accordance with the Agreement to Principles for a Planning Agreement for Affordable Housing and Homeless Support Facilities at Hamilton Army Air Field, an 80-bed emergency shelter housing facility will be located at HAAF within the Reuse Planning area.

A temporary emergency shelter housing is currently located on HAAF, on the northern portion of the NHP Master Plan area. This facility will move to a permanent location within the Reuse Planning area in the fall of 1996. The 80-bed Hamilton Service Center will be located in the Community Facility and Civic Uses - Special Uses Permitted (CFCU-SP) areas of the Exchange/ Commissary Triangle Planning Areas.

The shelter is operated by the Marin Housing Center, a non-profit agency. Funding is provided by the County of Marin, the Marin Community Foundation, and private donations. A Federal HUD grant has been applied for to assist in the financing. The facility is a "clean and sober" facility with no tolerance for drug and alcohol use. Users of the facility will be single adults who will be screened off-site - no "walk-ins" are permitted.

4.4 GOALS AND POLICIES

4.4.1 GOALS AND POLICIES RELEVANT TO MULTIPLE PLANNING AREAS

Issue: Existing site and structure conditions influence the ability to provide appropriate market rate and affordable housing.

4.4.1.1 Goal: Provision of market rate and affordable housing in appropriate locations and quantities.

Policies:

4.4.1.1.1 At subsequent levels of planning, all residential projects, whether new construction or rehabilitation of existing structures will meet the affordable housing requirements outlined in this Housing Plan.

4.4.1.1.2 Capehart Housing provides the greatest opportunity to maximize implementation of affordable housing units and should provide affordable units to the maximum extent feasible.

Issue: Provision of affordable housing.

4.4.1.2 Goal: Maximize affordable housing opportunities by providing housing for moderate, low and very low income households.

Policies:

4.4.1.2.1 Long term affordability of affordable units in HAAF will be assured through deed restriction in perpetuity.

4.4.1.2.2 As allowable by law, preference in housing shall be given to those who reside or work in the City of Novato.

4.4.1.2.3 Provide as many "for sale" affordable housing units as possible and still meet low and very low income household needs.

4.4.1.2.4 The housing provided should include rental and "for sale" units, in order to create a broad economic base and long term stability within the community.

4.4.1.2.5 Affordable (moderate, low and very-low income) housing units can be maximized in higher density areas. The Capehart and Knoll Housing, as well as the Spanish Housing duplex units, appear to provide the best opportunity for maximizing affordable housing.

4.4.1.2.6 An estimated 718 units, or 57% of the housing at Hamilton will be affordable. Of this, 393 units, or 55%, will be rental and 324 units, or 45%, will be "for sale" units. Affordable housing will be provided in the following Planning Areas: Rafael Village (PA1), Spanish/Knolls Housing (PA3), and Capehart Housing (PA2).

4.4.1.2.7 Housing sales prices and rents shall be established so that housing will be affordable to households at a range of incomes within the income levels classified as moderate, low, and very low.

Issue: Balancing local economic and community redevelopment needs with those of the homeless.

4.4.1.3 Goal: Provision of transitional housing units with dedicated provider support.

Policies:

4.4.1.3.1 The transitional housing units should be owned and managed centrally by an umbrella entity with subletting of facilities to individual local providers according to need and capacity.

4.4.1.3.2 Transitional housing units within the context of this plan are intended to provide needed housing for a period of three to 24 months.

4.4.1.3.3 Transitional and homeless housing providers will seek to establish a "Good Neighbor Advisory Group" to provide a forum for addressing any neighborhood concerns regarding the operations of the transitional housing, as is the practice for most existing programs.

4.4.1.3.4 Transitional units should be located in close proximity to support facilities such as child care, counseling, job training, and mass transit lines.

4.4.1.3.5 Approximately 4.8% of the military housing units being disposed of (60 units) at HAAF will be designated as transitional housing. Transitional housing will be located in the following Planning Areas: Spanish Housing (Knolls area only), and Capehart Housing.

4.4.1.3.6 Transitional housing units should be dispersed throughout the higher density residential areas in order to provide economic diversity and avoid any stereotyping of specific property types or locations.

4.4.1.3.7 Transitional housing units provided at HAAF are intended to increase the housing resources available to residents of Marin County and are not intended to be substitute facilities for other comparable facilities currently located elsewhere in Marin County. The closure of existing transitional housing elsewhere in Marin County would reduce the economic diversity of the communities in which said facilities are currently located and would stereotype HAAF as a transitional housing area. Such activities would not further the goals and objectives of this plan and will not be permitted under the policy guidelines of this plan.

Issue: Per the "Agreement to Principles for a Planning Agreement for Affordable Housing and Homeless Support Facilities at Hamilton Army Air Field," an 80-bed emergency shelter housing facility will be provided at Hamilton.

4.4.1.4 Goal: Provision of a managed permanent emergency shelter housing facility with a maximum capacity of 80 beds.

Policies:

4.4.1.4.1 The shelter should provide a hospitable living environment in close proximity to support services and facilities for counseling, education and training.

4.4.1.4.2 The shelter should be located so as to minimize any adverse visual or economic impacts within the adjacent community.

4.4.1.4.3 The shelter should not be located within an existing or planned residential area because the support services required for the shelter are not uses typically located in residential settings.

4.4.1.4.4 The shelter should be monitored regularly to ensure that there are no adverse impacts to the adjacent uses.

4.4.1.4.5 The policies of the temporary shelter shall remain in effect for the permanent Hamilton Service Center (see Appendix for policies).

5.0 CIRCULATION AND INFRASTRUCTURE

5.0 CIRCULATION AND INFRASTRUCTURE PLAN

5.1 CIRCULATION

Planning Area 1: Rafael Village

The major streets providing access to Rafael Village are Ignacio Boulevard, Entrada Drive, Palmer Drive, and San Jose Boulevard. These streets and their characteristics are summarized below.

Ignacio Boulevard, a primary arterial, provides four travel lanes (two in each direction), a ten-foot raised median, bicycle lanes on both sides of the street, on-street parking, and sidewalks.

Entrada Drive, a primary collector connecting Enfrente Drive (from the Highway 101 southbound off-ramp) to Igancio Boulevard, provides one travel lane in each direction with parking permitted on both sides within the study area.

Palmer Drive is a primary collector providing access from local streets to Ignacio Boulevard but also carrying some through traffic from Redwood Boulevard.

San Jose Boulevard is a secondary collector providing access to the houses along its frontage and to local streets.

Other streets which provide access in the study area include:

- Turner and Shaffer Drives, a local streets, providing access from Ignacio Boulevard to adjacent residential neighborhoods.
- Highland Drive, a secondary collector providing access to adjacent residential neighborhoods from San Jose Boulevard.
- Norman Drive extension and Ignacio Valley Circle, both of which are secondary collectors which provide access to Marin Glen from Palmer Drive and Ignacio Boulevard, respectively.

In addition, from Rafael Village, access is provided to Mackey Terrace from Owen Drive and to the Nativity of Christ Church from Dickson Drive.

The Reuse Plan for this Planning Area proposes to maintain Ignacio Boulevard and the access through Rafael Village to the adjacent uses and neighborhoods. In addition, all roadways in the Planning Area will be improved and/or constructed to meet City of Novato standards, unless application is made otherwise.

Planning Area 2: Capehart Housing

The primary collectors providing access to the Capehart Housing area are Main Gate Road, Randolph Drive, and Bolling Drive. Each of these roads is described below.

Main Gate Road, a primary collector provides one through lane in each direction, turn pockets at most intersections and significant channelization at its intersection with Nave Drive. No parking is provided. New Hamilton Partnership proposed improvements to Main Gate Road include improvements to its intersection with Nave Drive (including signalization), widening of the roadway to four lanes, and the provision of sidewalks along its length. Projected operations with the NHP project (including widening on Main Gate Road, the provision of additional turn lanes on Nave Drive and signalization), are LOS C during both peak hours.

Randolph Drive, a primary collector between Main Gate Road and Bolling Drive, provides one travel lane in each direction, continuous sidewalks and striped pedestrian crossings at intersections. With the NHP project, the Bolling Drive/Nave Drive intersection will be signalized and is projected to operate at LOS D or better during both peak hours.

Bolling Drive, another Primary collector, is a gated roadway with the gate into the Planning Area currently closed throughout most of the day. It is open during both peak hours and provides two travel lanes, parking on both sides of the street, and sidewalks. With the NHP project, the Bolling Drive/Nave Drive Intersection would be signalized and is projected to operate at LOS A and B during the a.m. and p.m. peak hours, respectively.

The Reuse Plan for this Planning Area proposes that all roadways in the Planning Area be improved to meet City of Novato standards, unless application is made otherwise.

Planning Area 3: Spanish Housing

Primary access to this Planning Area is via Main Gate Road, Palm Drive, Crescent Drive, San Jose Drive, and Oakwood Drive. Main Gate Road was described in Planning Area 2, Caphehart Housing, discussions. The remainder of the roadways are briefly discussed below.

Palm Drive currently provides two travel lanes (these are only 12 feet each on the GGBHTD bridge), no parking, and limited pedestrian and bicycle access across the GGBHTD bridge (there is a wooden bridge on the north side only). The NHP project will realign Palm Drive and improve the Escolta Avenue intersection at Palm Drive as well as the Oakwood Avenue intersection. In addition to the realignment, other improvements to Palm Drive include a bicycle/pedestrian bridge on the south side of the GGBHTD bridge.

Crescent Drive, San Jose Drive, and Oakwood Drive all have similar cross sections and all function as secondary collectors. These roads provide two travel lanes with parking allowed in most areas. An interesting part of the operation of these streets is that they converge on two wide traffic circles. Observations of these traffic circles do not reveal any operational or capacity problems.

The Reuse Plan for this Planning Area proposes to improve the roadways in the Planning Area, where necessary, to meet City of Novato standards, unless application is made otherwise.

Planning Area 4: Commissary Triangle

The primary road providing access to this Planning Area is State Access Road, which functions as a Primary collector providing one through lane in each direction. No parking is provided. The NHP project proposes only limited improvements to State Access Road because it is only intended for interim use until the New Loop Road is constructed. When the New Loop Road is constructed, State Access Road's at grade crossing of the GGBHTD rail tracks will be eliminated. With the New Loop Road in place, State Access Road is expected to carry significantly fewer daily trips than it does currently. Projected operations under signalized conditions with the NHP project are LOS A and D during the a.m. and p.m. peak hours, respectively.

The Reuse Plan for this Planning Area proposes: (1) to maintain two access points from State Access Road into Lanham Village; (2) that the uses proposed for this Planning Area will take primary access from the New Loop Road; and (3) State Access Road will not cross the GGBHTD railroad line. All roadways will be constructed, or improved, to meet City of Novato standards, unless application is made otherwise.

Planning Area 5: Exchange Triangle

The primary roads providing access to the Exchange Triangle are Main Gate Road, State Access Road and C Street. Main Gate Road is described under Planning Area 2, State Access Road under Planning Area 4, and C Street is discussed below.

C Street functions as a Primary collector providing one through lane in each direction. No parking is provided. When the NHP Loop Road is constructed, the roadway is expected to carry significantly fewer trips than it does currently.

The Reuse Plan for this Planning Area proposes that State Access Road will not cross the GGBHTD railroad line and that two points of access to the Exchange Triangle will be provided via State Access Road and/or Main Gate Road. All roadways will be constructed, or improved, to meet City of Novato standards, unless application is made otherwise.

Planning Area 6: Town Center

The primary roads providing access to Planning Area 6 are Main Gate Road, which is described under Planning Area 2, Capehart Housing, and Palm Drive, which is described under Planning Area 3, Spanish Housing.

Palm Drive, a primary collector, will be improved under the NHP Master Plan development. Improvement will include realignment of the road to improve sight distances, and intersection improvements.

Planning Area 7: Hospital Hill

Access to Hospital Hill is provided via Main Gate Road, Palm Drive and Escolta Avenue. Main Gate Road is discussed under Planning Area 2, Capehart Housing, Palm Drive is discussed under Planning Area 3, Spanish Housing, and Escolta Avenue is discussed below.

Escolta Avenue functions as a Primary collector providing one through lane in each direction and adequate width for parking on both sides. The NHP project proposes significant improvements to Escolta Avenue including the provision of sidewalks and bicycle lanes.

All roadways will be constructed, or improved, to meet City of Novato standards, unless application is made otherwise.

Planning Area 8: Bowling Alley

The primary roads providing access to Planning Area 8 are Main Gate Road, discussed under Planning Area 2, Capehart Housing, Palm Drive, discussed under Planning Area 3, Spanish Housing, Escolta Avenue, discussed under Planning Area 7, Hospital Hill, and San Pablo Avenue and Hangar Road, discussed below.

San Pablo Avenue functions as a Secondary collector. The road provides two travel lanes with no parking.

Hangar Avenue, a primary collector, is nearly abandoned and poorly maintained. It will be significantly improved as part of the NHP project proposal including sidewalks, bicycle lanes, and a center turn lane in the commercial area.

The Reuse Plan for this Planning Area proposes to maintain access through this Planning Area to Spanish Housing. All roadways will be constructed, or improved, to meet City of Novato standards, unless application is made otherwise.

Planning Area 9: Officers' Club

The same roads which provide access to Planning Area 3, Spanish Housing, also provide access to the Officers' Club. Please refer to that section for a discussion of these roads.

All roadways will be constructed, or improved, to meet City of Novato standards, unless application is made otherwise.

Planning Area 10: Ballfields

Most of the roads which provide access to Planning Area 8, Bowling Alley, provide access to this Planning Area, with the exception of Caliente Real, which is discussed below.

Caliente Road is a Secondary collector carrying little traffic at the current time. The street provides access to the ballfield area and serves as an emergency access for areas of the Spanish Housing area.

Future development of the ballfields will require upgrades to Caliente Real, including the provision of bicycle and pedestrian facilities, installation of curbs and gutters, and possibly street repairs. All roadways will be constructed or improved to meet City of Novato standards, unless application is made otherwise.

Runway Parcel

The Perimeter Road on the Runway Parcel will be abandoned prior to the inundation of the property with baywater.

NHP Master Plan Area

As part of the NHP Master Plan, a number of roadways will be improved, or new roadways constructed, to serve the Hamilton community. The New Loop Road planned as part of the NHP Master Plan will also provide access to the Commissary Triangle, once constructed. For more detailed information, please refer to the NHP Master Plan and its associated documents.

5.2 WATER

HAAF lies within the Marin Municipal Water District and the North Marin Water District service areas. The Marin Municipal Water District currently serves the Commissary and Exchange Triangles, Spanish Housing, and the majority of Capehart Housing. The North Marin Water District currently serves Rafael Village and the remaining development within Capehart Housing.

The HAAF domestic water distribution system has been developed since the early 1930s. The existing on-site water system receives water from the local supplies and the Russian River via the Marin Municipal Water District and the North Marin Water District delivery systems. The water is then delivered to HAAF through master water meters located at the boundaries of the Base.

There are three major water distribution systems on HAAF: Capehart Housing, Spanish Housing, and Rafael Village Housing. The Hillside Housing is a subpart of the Capehart Housing, while the Knoll Housing, Town Center, Ballfields, Bowling Alley, Hospital Hill, and Officers' Club, Commissary Triangle, and Exchange Triangle are subparts of Spanish Housing.

Planning Area 1: Rafael Housing

The North Marin Water District services Rafael Village Housing from Pressure Zones 1 and 2. These pressure zones comply with the District's existing criteria. The original domestic water distribution system was built in 1950. This system consists of pipelines ranging from 2-inches to 10-inches.

According to the North Marin Water District, the existing water system will not be accepted since it does not meet the existing design criteria and would require extensive easements to be dedicated for the maintenance of the lines. It is recommended that the existing system be completely replaced and relocated within public right-of-ways or public streets. These pipelines should be capable of providing fire flow of at least 1,000 gpm to 1,500 gpm for two hours. It is also recommended that additional fire hydrants be installed to satisfy the current fire hydrant spacing criteria since the current maximum fire hydrant spacing is approximately 880 ft.

Planning Area 2: Capehart Housing

The northerly portion of Capehart Housing is within Marin Municipal Water District's service area and the remaining portion is within the North Marin Water District's service area. Under a contract with HAAF, Marin Municipal Water District is currently providing water service for the majority of the Planning Area located in North Marin's service area. The North Marin Water District has always protested such service. The two Districts are currently working towards a settlement for this long-standing dispute.

The original domestic water distribution system was built in the late 1950s and includes 2-, 6-, 8-, and 10-inch pipelines. The pipelines in the Capehart Housing are located either in the front yard of the dwellings or in remote locations from the streets. The original installation of these pipelines was done in the same trench with cathodically protected natural-gas pipelines. The water pipelines may need to be abandoned and replaced. The cathodic protection system is not operated since it adversely impacted the water-piping system.

If this area is divided into individual lots rather than maintaining single ownership, it will be necessary to replace the existing system, relocate the facilities into public right-of-way, and install new individual service lines and meters at the subdivided parcels or dwelling units. In the event the entire Capehart Housing area was under a single ownership and provided that the existing pipelines are capable of providing fire flow of 1,000 gpm to 1,500 gpm for two hours, the Marin Municipal Water District indicated that it can continue with the existing arrangement without the need to upgrade the system. However, the Marin Municipal Water District would not own or operate the subject system.

It is recommended that additional fire hydrants be installed to satisfy the current fire hydrant spacing criteria since the current maximum fire hydrant spacing in Capehart Housing is approximately 480 ft.

Planning Area 3: Spanish Housing

This area is currently being served by the Marin Municipal Water District. The original domestic water distribution system was built in the early 1930s in the front yard of the dwellings. The system consisted of pipelines ranging from 4-inch to 12-inch pipelines.

The Marin Municipal Water District also supplies water for 150 dwelling units at Knoll Housing, located at the western end of Spanish Housing. This system, constructed in 1988, consists of 6- and 8-inch pipelines located in the front yard of the dwellings.
Many of the pipelines in the Spanish Housing have recently been replaced with pipelines located within the existing streets and are believed to comply with the existing design criteria. However, all pipelines that have not been replaced are believed to have deteriorated due to their age and are located in the front yard of the dwellings. These pipelines should be replaced and relocated to public right-of-ways, or rehabilitated and the required easements through the front yard of the Spanish Housing should be dedicated to the water purveyor. These pipelines include, but are not limited to, Crescent Drive, Buena Vista Drive, and South Oakwood Drive. There are indications that majority of the service lines are old steel and need to be replaced. The 0.25 MG elevated standpipe is an existing riveted-steel tank that does not meet seismic

requirements. The Marin Municipal Water District recommended that the standpipe be removed and the distribution system tied to the Air Base Tank system.

The water system in the Knoll Housing, located on the western end of Spanish Housing, was built in 1988 and is located in the front yard of the dwellings. This system is believed to be in good condition and complies with the existing design criteria of the water Districts. However, if the Knoll Housing is divided into individual lots rather than maintaining a single ownership, it will be necessary to add individual service connections and meters to each parcel and to dedicate to the water purveyor the required easements through the front yards of the Knoll Housing or relocate the existing pipelines within public right-of-ways. It is also recommended that additional fire hydrants be installed since the current fire hydrant spacing does not satisfy the maximum fire hydrant spacing of 350 ft.

Planning Areas 4 and 5: Commissary and Exchange Triangles

The Commissary and Exchange Triangles are located to the north of Main Gate Road north of the Capehart Housing.

The pipelines are located under the buildings and are not located in streets or in public right-of-ways. These facilities are about 30 years old and consist of 2-inch to 8-inch pipelines. Fire flow tests carried out by the Marin Municipal Water District indicated that these pipelines are not capable of providing adequate commercial fire flow of 3,500 gpm for two hours. In order for the water distribution system to meet the existing standards, these pipelines should be abandoned in place, relocated into public right-of-ways, and upsized to be capable of providing the required fire flow of 3,500 gpm for two hours.

Planning Areas 6 through 10: Town Center, Bowling Alley, Ballfields, Hospital, and Officers' Club

The domestic water system for the Town Center, Bowling Alley, Ballfields, Hospital, and Officers' Club consists of pipelines ranging from 4-inch to 12-inch pipelines. The pipelines are not located in streets or in public right-of-ways. These pipelines have been tentatively scheduled for replacement as a part of the NHP Project.

Runway Parcel

No water facilities are proposed for this Planning Area.

New Hamilton Partnership (NHP)

The existing water facilities within the General Services Administration (GSA) property under option for sale to the NHP are proposed to be replaced with a new distribution system in conjunction with the development of this Planning Area.

The Marin Municipal Water District and the North Marin Water District proposed serving the NHP development via an interconnection between them in accordance with the Intertie Agreement dated March 11, 1993. This proposal is awaiting acceptance by the Navy, the City of Novato, and the NHP. According to the current proposed agreement, the North Marin Water District will be responsible for owning, operating, and maintaining the facilities to be constructed in two phases.

5.3 WASTEWATER

The original HAAF sewer system is over 45 years old and consists of gravity pipelines, force mains, and lift stations. This system also includes a new pump station constructed in 1983 known as East Hamilton pumping station. The sewage from HAAF is discharged into the Novato Sanitary District (NSD) sewer system for conveyance and treatment at the Ignacio Sewage Treatment Plant.

HAAF is outside the NSD's service area but an existing agreement with NSD allows the wastewater to be treated and disposed of in the NSD's facilities. There are existing NSD-owned facilities located on HAAF. These facilities include the East Hamilton Pumping Station, 15-inch sewer in San Pablo Avenue and Escolta Avenue, 6- and 12-inch PVC force mains in Escolta Avenue, 15-inch sewer along the Northwestern Pacific Railroad, and the 12-inch force main to the Ignacio Sewage Treatment Plant.

The HAAF sewer system is split geographically into two areas: east and west of the U.S. Highway 101. The area to the west of Highway 101 consists only of the Rafael Village Housing. The area to the east consists of the remainder of the Base.

The District's Board of Directors adopted a policy on May 24, 1994 addressing the reuse of the existing HAAF sewer facilities. The policy requires that any planning agency that proposes to reuse any portion of the existing sewer system as public sewers to be owned, operated and maintained by the District must thoroughly evaluate the condition of those facilities and conclude through an engineering report that the existing system meets the District's current standards. If such studies are not performed, it should be assumed that all sewer facilities be completely replaced.

As an alternative to the District owning and operating the sewer facilities within HAAF, the District may be willing to provide contract services to another entity that would own the sewer facilities within HAAF. This would be similar to the existing arrangement. Under this scenario, the owner, not the District, would be responsible for operating and maintaining the sewer system. However, even in the case of private ownership of sewer facilities, certain District standards would have to be met. Examples of this include, but are not limited to, infiltration/inflow limitations, requirements about points of connection, and easements for lines crossing other properties.

Planning Area 1: Rafael Housing

The sewage flows by gravity into the NSD Trunk Sewer along Ignacio Boulevard. It is then conveyed to the Ignacio Sewage Treatment Plant. The sewer system consists of pipe diameters ranging from 4-inch to 10-inch gravity pipelines, the NSD trunk sewer ranging from 6-inch to 15-inch of pipe, and approximately 150 manholes.

The sewer pipelines in Rafael Village Housing are located in the rear yard of the dwellings. The manhole spacing throughout this system ranges between approximately 20 ft. and 480 ft. It is recommended that the sewer pipelines be relocated to public right-of-ways or the required easements through the rear yards of the dwellings be dedicated to the District. It is also necessary to install additional manholes to meet the District's current standards. Based on the little known conditions of the sewer system, its age and the policy adopted by the Board of Directors, the entire system is recommended to be replaced.

Planning Area 2: Capehart Housing

The sewer system consists of 6-, 8-, and 12-inch gravity pipelines, an 8-inch force main, and approximately 110 manholes. The sewer pipelines are located in the front yard of the dwellings and are not located in public right-of-ways. The manhole spacing throughout this development ranges between 20 ft. and 440 ft. The sewer system also includes a lift station with a capacity of 150 gpm, in Building 3132.

The majority of the sewage flows by gravity in a northerly direction to the 12-inch pipeline running along West Kelly Drive. The 12-inch pipeline continues on until it connects with the NSD Trunk Sewer along the Northwestern Pacific Railroad. Approximately 6,300 ft. of the total 27,700 ft. of sewer pipeline in Capehart Housing was sliplined in 1983 as part of the extensive repair work done on HAAF sewer system.

Capehart Housing also includes Hillside Housing, a development with 150 dwelling units that was recently built in 1988. The wastewater generated from this development is collected and disposed at the Building 3132 lift station.

The existing sewer system in Capehart Housing does not meet the current standards of the District. It is necessary to relocate the sewer pipelines from the front yard of the dwellings to public right-of-ways. Additional manholes are also necessary to satisfy the required maximum 350 ft. spacing between manholes. Based on the above conditions, the age of the sewers, and the policy adopted with the Board of Directors the entire system is recommended to be replaced and relocated.

Planning Area 3: Spanish Housing

The Spanish Housing sewer system includes pipe diameters ranging from 4-inch to 15-inch gravity pipelines, 6- and 12-inch force mains, approximately 95 manholes, and the new East Hamilton pumping station. The sewer pipelines are located in the front yard of the dwellings and are not located in public right-of-ways. The manhole spacing ranges from approximately 10 ft. to 620 ft. Approximately 9,700 ft. of the total 26,200 ft. of pipeline in Spanish Housing has been sliplined in 1983 as part of the extensive repair work done on HAAF sewer system.

The sewage flows by gravity to the East Hamilton pumping station located on Seventh Street.

There are two pump stations: one in Building 89, the other in Building 125.

Knoll Housing is also included in the Spanish Housing. This development consists of 150 dwelling units that was recently built in 1988. The sewer system is believed to be in good condition but is located in the rear yard of the dwellings. The wastewater generated from this development is collected and disposed into the East Hamilton pumping station.

It is necessary to relocate the sewer pipelines into public right-of-ways or dedicate the required easements to the District through the front yard of the dwellings in the Planning Area. It is also necessary for additional manholes to be installed to meet the District's current standards. The entire sewer system is recommended to be replaced and relocated if the development is divided into individual lots rather than maintaining single ownership. The pipeline that was recently sliplined should also be evaluated to determine if it continues to satisfy the current standards. An exception to these recommendations is the facilities owned by the NSD. Although these facilities are old, they are maintained by the District in good condition.

The sewer system for Knoll Housing is believed to be in good condition, however, the pipelines are located in the rear yard of the dwellings and are not located within public right-of-ways. It may be necessary to relocate these pipelines into public right-of-ways or dedicate to the District the required easements through the rear yards of Knoll Housing.

Planning Areas 4 and 5: Commissary and Exchange Triangle

The sewer system in the Commissary and Exchange Triangle, located to the north of Main Gate Road, consists of pipe diameters ranging from 4-inch to 12-inch gravity pipelines, 8- and 12-inch force mains, a 15-inch NSD trunk sewer, approximately 35 manholes, and an abandoned lift station with a capacity of 75 gpm.

The majority of the sewage from the Commissary Triangle flows directly into the 15-inch NSD trunk sewer. The sewage from the Exchange Triangle flows by gravity into 12-inch pipelines. These pipelines then connect with the NSD trunk sewer at a point north of State Access Road.

The sewer system in the Commissary and Exchange Triangles are old, the condition of the pipelines are believed to be poor, furthermore, this system does not satisfy the current District's standards. It is recommended that the pipelines be relocated to public right-of-ways, additional manholes be installed to satisfy the District's current spacing standards, and any pipeline that has deteriorated from its old age be replaced.

Planning Areas 6 through 10: Town Center, Bowling Alley, Ballfield, Hospital Hill and Officers' Club

The Town Center, Ballfields, Hospital Hill, Officers' Club, and Bowling Alley are located along the eastern boundary of the Spanish Housing. The sewer system includes 4-, 6-, 8-, and 16-inch pipelines, force mains ranging from 4-inches to 12-inches, and two pump stations. Several sewer pipelines are located under the buildings and should be abandoned and replaced. The two pump stations are located in Buildings 89 and 125.

The sewer system in the Town Center, Bowling Alley, Ballfields, Hospital Hill, and Officers' Club are old, the condition of the pipelines are believed to be poor, furthermore, this system does not satisfy the current District's standards. There are indications of non-standard design conditions, such as sewers from one building running under an adjacent building and the lack of accurate location of records and plans. It is recommended that the pipelines be relocated to public right-of-ways, additional manholes be installed to satisfy the District's current standards, and any pipeline that has deteriorated from old age be replaced.

Runway Parcel

There are no wastewater facilities proposed in this Planning Area.

New Hamilton Partnership (NHP)

The NHP development is within the Novato Sanitary District's service area. The District has stated that there is adequate capacity in the Ignacio Treatment Plant for the wastewater generated by Phase I. The treatment plant may need to be upgraded to handle the potential wastewater generated from Phase II. An on-site sewer collection system will also be necessary to service this proposed development.

5.4 STORM DRAINAGE

Overall, the Planning Area maintains somewhat less than a ten-year level of flood protection. The DoD originally designed on-site drainage facilities for ten-year flows using rainfall data defined during the 1940s[1]. Current City of Novato standards call for 25-year on-site design with all habitable structures protected from a storm with a 100-year recurrence interval. Design rainfall information has been revised upward since most of the on-site project infrastructure was constructed. Flood protection is not provided in several areas for a 100-year storm.

Planning Area 1: Rafael Housing

The site is drained by a local underground storm drain system discharging to earth swales which are ultimately tributary to San Jose Creek. San Jose Creek runs adjacent to the southerly Planning Area boundary, crossing Ignacio Boulevard near the easterly Planning Area boundary. In general, the system appears to be in fair to good condition with isolated areas in need of repair. Building pads are drained by concrete swales that collect runoff from the rear of the building pads and direct it to the street through parkway culverts. Some of these swales are above the adjacent area they are supposed to drain. Catchbasin placement and capacity appears adequate to serve the site. The local storm drain system was designed for a ten-year storm recurrence interval which is inconsistent with the City of Novato Standard of a 25-year recurrence interval. A portion of the site is also drained by an open channel system adjacent to Norman Drive.

There is a need to regrade many areas where ground slopes toward the unit creating ponding problems. Some of the site concrete v-ditches may also need to be replaced subject to a grading study in the identified problem areas.

Planning Area 2: Capehart Housing

Capehart Housing is located along a ridge that rises to an elevation of about 260 feet. The site drainage system is comprised of concrete-lined interceptor ditches collecting runoff from around the housing units and conveying it to the local streets. Street flow is intercepted by standard inlets and conveyed to the local underground storm drain system. The storm drain system discharges to Pacheco Creek to the north and west, and to a detention pond to the west side ditch along Spanish Housing to the south. All storm drain infrastructure in the Capehart Housing area was designed using a ten-year storm frequency.

In general, the facilities in the Capehart Housing area have sufficient capacity to convey discharges resulting from a ten-year storm. A chronic flooding problem exists at Building 140 on West Kelly Drive. Pacheco Creek passes near the housing area at this location just upstream of Main Gate Road. Previous studies (SCS, 1987) determined that when the flow in Pacheco Creek exceeds 220 cfs, runoff begins backing up on West Kelly Drive in the subject area. When the discharge in Pacheco Creek exceeds 330 cfs, Main Gate Road is overtopped. These discharges correspond to rainfall events of about two years and five years, respectively.

Drainage from the easterly portion of the Planning Area flows to an existing retention and detention basin located between the southeast Navy property line of the housing complex and the existing railway line embankment. A 36-inch outlet pipe discharges from the basin to St. Vincent's property however there is a significant amount of dead storage in the basin below the outlet pipe elevation. Sump inlets upstream of this basin do not have a secondary overflow outlet.

The flood control infrastructure is in generally good condition within the Planning Area. The system was designed to convey runoff from a ten-year storm event and appears to have adequate capacity for this frequency. Secondary overflow paths are required for sump basins on East and West Kelly Drive. Building 140 must be elevated out of the 100-year flood plain or Pacheco Creek must be improved to convey the predicted 100-year discharge. The local drainage around Building 140 appears poorly designed and regrading of this area may be the most economical solution. Adjacent units in these areas may also be within the 100-year floodplain of Pacheco Creek. Enhanced safety fencing and maintenance access are recommended for the site retention/detention basin along the southeast property line.

Planning Area 3: Spanish Housing

The drainage system for Spanish Housing consists of street flow collected by grated inlets and discharged through culverts to designated outfall locations. The housing units are elevated above the street grade by several feet in most locations. Most of the area is tributary to earth ditches that discharge to the airfield perimeter channel. The storm drain system is generally nearing the end of its useful life span as it is over 50 years old. The on-site system was originally designed to convey discharges from a ten-year event. Design rainfall data has since been revised upward leaving the original design assumptions for the subject system underdesigned by today's standards. Ten-year flows are generally contained within the street section however, several local storm drain systems within the parcel are undersized and flow escapes the street right-of-way, usually at low points. The storm drain system in the Knoll Housing area is in good condition although it is designed for a ten-year storm frequency.

Stormwater from the easterly section of the parcel flows to the airfield and are subsequently pumped to San Pablo Bay. Stormwater from the westerly side of the development is collected in an earthen ditch which eventually confluences with the westerly airfield perimeter drain. Some of the local storm drains that discharge to this ditch show evidence of erosion at the outlets.

Planning Areas 4 through 10: Commissary and Exchange Triangles, Town Center, Bowling Alley, Ballfield, Hospital, and Officers' Club

The Commissary Triangle, Exchange Triangle, Town Center, Hospital, Officers' Club and the Bowling Alley are served by underground storm drain systems and surface flow to gutters, ditches and channels. In general, the systems were designed to convey ten-year discharges. The systems appear to be in operable condition; however, some portions may be assumed to be nearing the end of their design life.

The condition of pavement in the street and parking areas is significant relative to the efficiency of surface drainage. Pavement deterioration and subsidence has created local undrained depressions in parking areas, gutters and streets. Additionally, some local inlets are in need of repair to replace broken grates and crushed entrances. Pacheco Creek flows adjacent (westerly) of the Commissary Triangle and the Exchange Triangle. A 60-inch reinforced concrete pipe (RCP) conveys flows from Main Gate Road to State Access Road. In addition, three 66-inch RCP pipes originate about 600 feet northerly, acting as an overflow system for the single 60-inch RCP; these pipes intercept surface overflow and convey it to a box culvert located north of the railroad tracks in the vicinity of the Navy Exchange. Pacheco Creek in this reach has the capacity to convey flows expected from a ten-year storm.

The Commissary Triangle and Exchange Triangle have acceptable local drainage facilities however, these parcels are within the 100-year floodplain for Pacheco Creek. Improvements to Pacheco Creek are needed to remove flood hazard from these parcels. A portion of this area is off-site in Lanham Village.

Improvements are needed to Pacheco Creek to eliminate external flood hazard from the Commissary and Exchange Triangle areas. Local storm drain systems must be improved or installed in the Town Center, Officers' Club and Bowling Alley areas. The Hospital Parcel is located on a hillside and generally has adequate drainage.

The local storm drain system for the commercial area is generally inadequate to convey ten-year storm discharges. In many locations, City of Novato criteria is exceeded for the placement of catchbasins resulting in unacceptable flooded widths on local streets. Deterioration of local pavement has created adverse slopes and local undrained sumps. The Bowling Alley and Officers' Club area have inadequate or lack proper drainage facilities.

The ballfields fall within the 100-year flood plain of the Runway Parcel. Inadequate pumping capacity, coupled with inadequate capacity in the perimeter channels and underdesigned airfield levees create a condition wherein the ballfields have flood protection for less than a ten-year event. Few local drainage improvements exist and water ponds in adjacent ditches when the stage in the airfield perimeter channels creates an adverse backwater condition.

Local drainage improvements are required for the ballfields. Protection for the ballfields is closely related to the flood control for the Runway Parcel. Because the

Runway Parcel flood control system will be abandoned (in favor of converting the area to open water tidal marsh for example) a new levee and pump system must be established to serve Ballfields 3 and 4.

Runway Parcel

The Runway Parcel is within the 100-year floodplain, the existing levee which has protected this parcel is proposed to be breached (please refer to the EIS addressing the Runway reversion to wetlands). As a result of the existing levee being breached, wetlands habitat will be created. A new levee is proposed as part of the NHP Master Plan (please refer to the NHP Master Plan and associated documents).

New Hamilton Partnership (NHP)

Plans for improvements to the NHP have been prepared and it is assumed that construction of these improvements will be approved and will be completed in advance of the remaining Planning Areas.

New drainage improvements including a storm water pump station are assumed to be constructed in advance of the remaining Planning Area parcels discussed herein.

5.5 DRY UTILITIES

5.5.1 ELECTRICAL, TELEPHONE AND CABLE TELEVISION

Planning Area 1: Rafael Housing

The current power distribution system is a 12 kV overhead line. This system is fed from PG&E with a single metering point. The 12 kV system is currently owned and maintained by PG&E. The existing equipment is in fair to poor condition with rust showing on some of the transformer enclosures.

The PacBell telephone system is run overhead on the same poles used by the power.

Horizon Cable TV Company service is also run overhead on poles with the power and telephone except with an underground feed from the pole to the residential unit.

Upgrades to the power distribution system should include additional primary points of connection to limit long power outages (the existing system has only a single feed).

Planning Area 2: Capehart Housing

The existing power distribution system is a 4160V loop fed from the PG&E substation just northeast of the Capehart Housing area. The housing units are fed from pole mounted step down transformers.

Telephone is also run overhead by PacBell using the power poles. The taps to the housing units are run overhead from poles.

The Cable TV system is run overhead by Horizon Cable Company and taps are made at the pole and run underground to the units via two-inch conduits.

The existing 4160V power is unacceptable to PG&E; the complete power distribution system would be upgraded to a 12 kV primary system. The current system will need to be upgraded to meet current utility standards, to include undergrounding of utilities and a construction of a new main substation to provide 12 kV primary power to the Planning Area.

Planning Area 3: Spanish Housing

The existing power distribution system is a 4160V underground system that is over 40 years old. The feeder is from the PG&E substation located north of the housing unit and is single-metered. Residents are fed from various transformer vaults and power houses located in backyards.

The PacBell telephone service is also run underground with lines for four buildings stubbed up at one unit and distribution overhead to the remaining units.

The Horizon Cable TV system is run underground in two-inch conduit. It feeds to the units with overhead distribution similar to the phone system.

The main power distribution system needs to be changed out from 4160V to 12 kV. All existing underground system distribution is now run through backyards and in landscape areas, they need to be relocated to approved easements in the street. To comply with current utility standards, a complete redesign of the current system is needed, which would include construction of a main substation to provide 12 kV primary power to the site.

Planning Areas 4 and 5: Commissary and Exchange Triangles

The existing power distribution system is a 4160V loop from the PG&E substation located southeast of this Planning Area. The system is run overhead; feeders to the existing building are drops from pole mounted transformers.

The existing PacBell telephone system is run on the same poles and drops to a central location to feed multiple buildings.

Currently, the Cable TV system does not extend to this area.

The existing 4160V system is currently an unacceptable voltage for PG&E to assume future responsibility. The system would need to be upgraded to 12 kV and undergrounded as part of any reuse scenario, in addition, a new main substation would be required to deliver 12 kV to these areas.

Planning Areas 6 through 10: Town Center, Bowling Alley, Ballfields, Hospital Hill, and Officers' Club

The existing power distribution system is a 4160V underground radial loop. The existing system is over 40 years old. The source for the power distribution is a substation located west of the Planning Area.

Telephone service is also run underground with various manholes placed throughout the Planning Area.

At this time, the Cable TV system does not extend to this Planning Area.

The existing 4160V distribution system is an unacceptable voltage for PG&E to assume future responsibility. The system will need to be upgraded to 12 kV, to include construction of a new main substation to deliver 12 kV to these areas.

Runway Parcel

There are no dry utilities proposed in this Planning Area in the Reuse Plan.

New Hamilton Partnership (NHP)

Although the NHP Planning Area is generally in a similar condition as the other Planning Areas evaluated, plans to provide new infrastructure within this area is proposed and it is anticipated that this work to provide improvements will be completed in advance of any planned infrastructure improvements within the other areas studied.

5.5.2 NATURAL GAS

Planning Area 1: Rafael Housing

The Planning Area was built in 1950 and the gas piping system was installed and is owned and maintained by PG&E. The system is master metered by PG&E. A four-inch steel, underground pipe main supplies gas at five psig from a master meter and 50 psig regulator station; piping is located in the street. It is understood that the piping system is well maintained and has a cathodic protection system.

There has been a consistent upgrading of the system by keeping in concert with the development of the housing area. PG&E has indicated their willingness to continue to provide gas to the area. Individual tenant meters will need to be installed for any reuse scenarios.

Planning Area 2: Capehart Housing

The area was built in 1957 - 1960 and is owned and maintained by the Public Works Department of the Navy. The gas piping system was upgraded in 1990, and is served from a PG&E master meter and regulating station and distributed at 15 psig.

Reuse would require installation of individual tenant meters. While the main distribution piping is sized adequately for the current housing needs, new main distribution piping would need to be installed for any reuse which included commercial or industrial users.

Planning Area 3: Spanish Housing

The area was built in 1933 - 1934 by the Navy and the gas piping distribution system is owned and maintained by the Public Works Department of the Navy. The gas piping system was upgraded in 1988, and the initial source is 50 psig from PG&E served at approximately 15 psig throughout the Base via a master meter and pressure reducing station. Pipe routing is installed in the streets or public ways. Piping size is generally four-inch and three-inch.

The system could remain serviceable if individual tenant meters were installed.

Planning Areas 4 and 5: Commissary and Exchange Triangles

The Commissary Triangle was built in 1942 - 1943. PG&E will be required to bring in a new main to service future requirements for this area for any reuse scenarios.

The Exchange Triangle was built sometime between 1953 - 1975. PG&E will be required to bring in a new main to service future requirements for this area for any reuse scenarios.

PG&E has indicated that they would require a new primary gas distribution system to, and within, this area. The existing system is old and does not have the capacity to serve the anticipated usages.

Planning Areas 6 through 10: Town Center, Bowling Alley, Ballfields, Hospital Hill and Officers' Club

The area was built in 1933 - 1934 by the Navy and the gas piping distribution system is owned and maintained by the Public Works Department of the Navy. The initial source is 50 psig from PG&E served at approximately 15 psig throughout the Base via a master meter and pressure reducing station. Pipe routing is installed in the streets or public ways. Piping size is generally four-inch and three-inch.

As with the other utilities, new natural gas main and distribution piping to meet current standards should be installed.

Runway Parcel

No natural gas will be provided to the Runway Parcel as a result of implementation of this Reuse Plan.

New Hamilton Partnership (NHP)

Although the NHP Planning Area is generally in a similar condition as the other Planning Areas evaluated plans to provide new infrastructure within this area is proposed and it is anticipated that this work to provide improvements will be completed in advance of any planned infrastructure improvements within the other areas studied.

5.6 GOALS AND POLICIES

5.6.1 CIRCULATION GOALS AND POLICIES RELEVANT TO MULTIPLE PLANNING AREAS

Issue: There are local circulation facilities, primarily of Ignacio Boulevard and Nave Drive, which are projected to approach the threshold of unacceptable traffic operations under cumulative (Preferred General Plan) traffic conditions[1]. Peak hour, peak direction traffic operations on Highway 101 throughout Novato are projected to exceed the facility's traffic carrying capacity resulting in severe congestion and extreme delays. If the residential components to the HAAF area were developed as planned and non-residential uses developed without limitations on proposed uses and intensities, the local and regional impacts of the Reuse Plan could be significant.

5.6.1.1 Goal: Development of the HAAF area will not result in the significant deterioration of the levels of service at key intersections and freeway segments below LOS D or will not result in any further deterioration of projected LOS E/F conditions.

Policies:

5.6.1.1.1 The amount of off-site traffic generated by the HAAF Reuse Plan will not exceed the amount of off-site traffic generated by the previously occupied military uses.

5.6.1.1.2 A cap will be defined for the traffic generation from non-residential land uses. Specific development proposals will be reviewed for consistency with the traffic generation cap.

5.6.1.1.3 Non-residential activities which do not primarily serve Hamilton residents (e.g., artists facilities) will be allowed provided that they can be accommodated within the traffic generation cap.

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[1] The Preferred General Plan scenario background traffic volumes were taken from the Draft of the *Novato General Plan Revision Transportation Background Report #3* and include the Phases I and II of the NHP project, but do not include the Bel Marin Key Unit 5 development.

5.6.1.1.4 Detailed traffic impact studies will be required for specific development proposals as deemed necessary by City staff. If the traffic generation cap is reached, detailed traffic impact studies will be required of all development proposals identifying the level of additional off-site impact (local and regional) and identifying appropriate mitigation.

5.6.1.1.5 The internal circulation system of the HAAF area will allow convenient access from all planning areas to other planning areas (exclusive of Rafael Village) on roads internal to the HAAF area.

Issue: The HAAF Reuse Plan goals and policies should be consistent with the City of Novato General Plan objectives to reduce regional traffic growth, coordinate land use and transportation, and reduce dependence on the automobile.

5.6.1.2 Goal: Development within the HAAF area will promote alternative transportation modes through:

- Provision of continuous bicycle and pedestrian facilities;
- Provision of bicycle and pedestrian amenities at major activity centers including employment centers, civic areas, and parks;
- Design of internal roadways to accommodate bus transit within the site and provision of bus shelters and turnout areas where appropriate;
- Focus of higher density land uses adjacent to public transit;
- Application of transit-oriented design (TOD) and pedestrian-oriented design (POD) principles; and
- Implementation of parking control measures limiting the amount of parking which can be provided in key areas of the site.

Policies:

5.6.1.2.1 The City will support measures which increase the average vehicle ridership (AVR) in the project area. The Bay Area Air Quality Management District has established objectives for the project area (Zone a4A - Urban Marin). The AVR objective for the year 1999 is 1.35, meaning that 1.35 person trips will be accomplished per vehicle trip.

5.6.1.2.2 The City will assure development of bicycle and pedestrian improvements planned as part of the NHP project and phasing of these improvements will proceed development of the HAAF area.

5.6.1.2.3 On-site bicycle and pedestrian amenities, including secure bicycle parking, shower facilities and changing areas, will be provided, consistent with demand, at major activity centers.

5.6.1.2.4 The City and GGBHTD will assure that transit improvements planned as part of the NHP proposal are constructed and that phasing of these improvements proceeds development of the HAAF area.

5.6.1.2.5 Maximum parking allowances will be developed for the non-residential HAAF areas consistent with the traffic generation cap and credits will be given, in the form of reduced parking supply requirements, for provision of bicycle parking and application of TOD/POD principles.

Issue: Many of the existing roads at Hamilton do not meet City of Novato standards.

5.6.1.3 Goal: New and improved roads which meet City of Novato standards, unless application is made otherwise.

Policies:

5.6.1.3.1 The following design criteria shall be implemented at Hamilton, unless application is made otherwise during the Master/Specific Plan Process:

Classification	Minimum Width	Width	*Reduced 4' Min. Sidewalk
Arterial	64'	64'	Study Required
Collector	40'	28'	**Both Sides
Residential	36'	28'	**Both Sides
Minor Res.	28'	28'	**Both Sides
Limited Res.	20'	20'	**Both Sides

* Indicates Parking Restrictions Required

** Required for streets where average frontage less than 150' or if projected volumes support such a requirement

5.6.1.3.2 The following design criteria for intersections shall be implemented at Hamilton unless application is made otherwise during the Master/Specific Plan Process:

- Curb Returns
  - Arterials (45' Radius)
  - Collector/Residential (25' Radius)

- Wheelchair Ramps - Required at all intersections in conformance with the latest regulations adopted by the Office of the State Architect.

5.6.1.3.3 A thorough analysis of street sections and intersections will be required at subsequent levels of planning.

Issue: The GGBHTD right-of-way represents a major asset to the City of Novato and greater Marin/Sonoma County area. Its potential use as a transitway could help to alleviate existing and projected congestion on Highway 101.

5.6.1.4 Goal: Development of the HAAF area will complement the potential use of the GGBHTD right-of-way as a transitway.

Policies:

5.6.1.4.1 Land use designations adjacent to the GGBHTD right-of-way will be consistent with its ultimate use as a transitway.

5.6.1.4.2 Higher density land uses will be focussed adjacent to the proposed Transit Station site.

5.6.1.4.3 No new at-grade crossings of the GGBHTD right-of-way will be constructed as part of the HAAF Reuse Plan project.

5.6.1.4.4 The City should work with the GGBHTD to assure that a Transit Station is constructed in the Hamilton Field area.

5.6.2 CIRCULATION GOALS AND POLICIES RELEVANT TO SPECIFIC PLANNING AREAS

Planning Area 1: Rafael Village

Issue: Circulation through Rafael Village is critical: Ignacio Boulevard is a Primary arterial and a number of adjacent neighborhoods and uses take access through the Planning Area.

5.6.2.1 Goal: Adequate and appropriate access through Rafael Village, which meets City of Novato standards.

Policies:

5.6.2.1.1 The existing street system may be redesigned as part of the land use planning process, however, access through the Planning Area to existing adjacent uses will be provided, specifically to include: Palmer Drive which connects to Redwood Boulevard; access to Mackey Terrace; access from Entrada Drive to the east; access to the Nativity of Christ Church; access from Highland Drive to adjacent residential neighborhoods; access to Marin Glen; and access from Turner and Shaffer Drives to adjacent residential neighborhoods.

5.6.2.1.2 No residential units will have direct driveway access onto Ignacio Boulevard.

5.6.2.1.3 Bicycle lanes will be maintained on both sides of Ignacio Boulevard.

5.6.2.1.4 Sidewalks will be provided and maintained along Ignacio Boulevard.

Planning Area 2: Capehart Housing

Issue: The streets and circulation network through the Capehart Housing Planning Area are inadequately designed to meet City of Novato standards.

5.6.2.2 Goal: Provision of adequate circulation in Capehart Housing which meets City of Novato standards.

Policies:

5.6.2.2.1 At subsequent levels of planning and design, the issues of substandard street widths, inadequate sight distances due to vertical curves, and similar issues will be addressed.

5.6.2.2.2 The Bolling Drive entry gate will be removed if necessary to accommodate traffic flows.

5.6.2.2.3 Existing sidewalks will be maintained, and where necessary, new sidewalks constructed.

5.6.2.2.4 Pedestrian crossings will be provided along Bolling, Randolph and West Kelly Drives.

5.6.2.2.5 On- and off-site parking will be analyzed at subsequent levels of planning and design Plan process. Appropriate parking standards and additional requirements will be identified.

Planning Area 3: Spanish Housing

Issue: Circulation and access is adequate throughout the Planning Area, however, it may be necessary to improve some streets to meet City of Novato standards.

5.6.2.3 Goal: Adequate access through Spanish Housing which meets City of Novato standards.

Policies:

5.6.2.3.1 Unless otherwise provided, access will be provided to Hospital Hill and the Officers' Club from this Planning Area.

5.6.2.3.2 The primary entry at Palm Drive into the Planning Area will be maintained.

5.6.2.3.3 Secondary entries into the Planning Area will be provided at San Pablo Avenue.

5.6.2.3.4 Caliente Real will provide emergency access into the Planning Area.

5.6.2.3.5 Emergency access will be provided south of Casa Grande Real to connect with Los Lomas Drive, if possible.

5.6.2.3.6 Access will be provided to MARS Hill.

Planning Area 4: Commissary Triangle

Issue: It is important that the circulation and traffic associated with the development of the Commissary Triangle do not impact the adjacent uses.

5.6.2.4 Goal: Adequate and appropriate access and parking provided to the Commissary Triangle, which will not impact the adjacent land uses.

Policies:

5.6.2.4.1 Two access points will be maintained into Lanham Village from State Access Road.

5.6.2.4.2 Maintain access from all Mainside Planning Areas on roads internal to the project. Do not force new trips onto Nave Drive.

5.6.2.4.3 Primary access to this Planning Area will be via the New Loop Road proposed by the NHP project.

5.6.2.4.4 State Access Road will not cross the GGBHTD railroad line.

5.6.2.4.5 Require a parking study to examine the parking minimums and maximums for non-residential uses, at subsequent levels of planning.

Planning Area 5: Exchange Triangle

Issue: It is important that the circulation and traffic associated with the development of the Exchange Triangle not impact the adjacent uses.

5.6.2.5 Goal: Adequate and appropriate access and parking provided to the Exchange Triangle, which does not impact the adjacent land uses.

Policies:

5.6.2.5.1 Access to Hamilton School from Main Gate Road will be retained.

5.6.2.5.2 Existing access to Lanham Village from Main Gate Road will be retained.

5.6.2.5.3 Maintain access from all Mainside Planning Areas on roads internal to the project. Do not force new trips onto Nave Drive.

5.6.2.5.4 The pedestrian bridge at the GGBHTD Railroad line will be retained, and the new bridge on the south side planned as part of the NHP improvements constructed.

5.6.2.5.5 A minimum of two points of ingress/egress will be provided for the Exchange Triangle Planning Area. These access points will be along State Access Road and/or Main Gate Road.

5.6.2.5.6 Require a parking study to examine the parking minimum and maximums for non-residential uses, at subsequent levels of planning.

5.6.2.5.7 C Street may be eliminated during the Master/Specific Plan process to allow for a new internal circulation pattern. Access to State Access Road will be retained.

Planning Area 6: Town Center

Issue: Town Center is a primary focal point at Hamilton, and will attract visitors from off-site as well as the local residents, therefore, it is important that adequate circulation is provided.

5.6.2.6 Goal: Adequate circulation and parking throughout the Town Center.

Policies:

5.6.2.6.1 Primary access will be provided from Palm Drive and Main Gate Road.

5.6.2.6.2 Secondary access will be provided from Escolta Avenue.

5.6.2.6.3 Unless otherwise provided, access will be provided to Hospital Hill.

5.6.2.6.4 Require a parking study to examine the parking minimums and maximums for non-residential uses, at subsequent levels of planning.

Planning Area 7: Hospital Hill

Issue: Access into this Planning Area may be restricted due to the area's location atop a hill.

5.6.2.7 Goal: Adequate circulation and parking in the Hospital Hill Planning Area.

Policies:

5.6.2.7.1 A minimum of two access points will be provided into this Planning Area, one from Escolta Avenue and a second from North Oakwood Drive.

5.6.2.7.2 Require a parking study to examine the parking minimums and maximums for non-residential uses, at subsequent levels of planning.

Planning Area 8: Bowling Alley

Issue: As parkland, this Planning Area will provide a major recreational amenity to the Hamilton area. In addition, secondary access into Spanish Housing is currently provided through this Planning Area.

5.6.2.8 Goal: Provision of convenient access to the Planning Area and continued provision of access to Spanish Housing through this Planning Area.

Policies:

5.6.2.8.1 Access from Escolta Avenue on San Pablo Avenue into Planning Area 3, Spanish Housing, will be maintained.

5.6.2.8.2 Require a parking study to examine the parking minimums and maximums for non-residential uses, at subsequent levels of planning.

Planning Area 9: Officers' Club

Issue: Access to this Planning Area is limited but adequate.

5.6.2.9 Goal: Adequate access and parking to the Officers' Club Planning Area.

Policies:

5.6.2.9.1 Access will be provided via El Bonito Drive to Sunset Drive or directly to Sunset Drive into this Planning Area.

5.6.2.9.2 Require a parking study to examine the parking requirements for non-residential uses, at subsequent levels of planning.

5.6.2.9.3 Continue to provide access to the pool area from this Planning Area.

Planning Area 10: Ballfields

Issue: Access to this Planning Area is limited (being taken via Caliente Real).

5.6.2.10 Goal: Adequate, and improved, access to the Ballfields Planning Area.

Policies:

5.6.2.10.1 Caliente Real will be improved, to include: bicycle and pedestrian facilities, and curbs and gutters.

5.6.2.10.2 Although Caliente Real will cul-de-sac near Lido Road, it will provide access to Ballfields 3 and 4 via a 20 foot driveway.

5.6.2.10.3 Emergency access from Caliente Real will be provided into Planning Area 3, Spanish Housing.

5.6.2.10.4 Emergency access will also be provided, if possible, from the Ballfields Planning Area to Spanish Housing, south of Casa Grande Real, via the existing unpaved access road.

5.6.2.10.5 Require a parking study to examine the parking requirements for non-residential uses, at subsequent levels of planning.

5.6.3 WATER GOALS AND POLICIES RELEVANT TO MULTIPLE PLANNING AREAS

Issue: The existing water systems do not meet the existing design criteria of the service providers.

5.6.3.1 Goal: Provision of water service which meets the criteria required by service providers.

Policies:

5.6.3.1.1 Require detailed water infrastructure studies at subsequent levels of planning.

5.6.3.1.2 The existing system should be completely replaced in those areas where design criteria (as approved by the utility provider) is not met; in addition, lines should be relocated within public right-of-ways or public streets and easements dedicated.

5.6.3.1.3 Pipelines should be capable of providing fire flow of at least 1,000 gpm to 1,500 gpm for two hours (as approved by the utility provider). It is also recommended that additional fire hydrants be installed to satisfy the current fire hydrant spacing criteria since the current maximum fire hydrant spacing is less than desirable.

5.6.3.1.4 Water system design is subject to the review and approval of the servicing agencies (including water and fire districts).

The current requirements are as follows (requirements at the time of detailed design may differ):

- Fire Flow Requirements:
- Residential 1,000 to 1,500 gpm for two hours
- Commercial 3,500 gpm for two hours
- Fire Hydrant Spacing: 300 ft.- 350 ft.
- Valve Spacing: 500 ft.
- Minimum Pressure in pipes: 40 psi - 80 psi
- Storage: Two summer days
- Dynamic residual pressure of fire protection water:
    - Unsprinklered areas, at hydrant 20 psig
    - Sprinklered areas, at sprinkler head 40 psig
- Maximum recommended velocity in pipe: 10 fps
- For potable water, the system must meet peak hour demand.
- For fire protection water, the system must meet peak hour demand plus fire flow.
- All commercial properties must be protected by automatic sprinklers.
- The maximum day demand factor is 2.25 and the peak hour demand factor is 4.0.
- All water pipelines and appurtenances to be located within public right-of-way.
- All connections to individual parcels/lots must be metered.

5.6.3.1.5 If the Knoll Housing area is divided into individual lots rather than maintaining a single ownership, require individual service connections and meters to each parcel and require dedication of the required easements through the front yards of the housing areas or within the public right-of-way.

5.6.3.1.6 New developments will provide construction of new facilities or funds to meet current servicing agency standards (unless application is made otherwise) and to offset impacts associated with the development.

5.6.4 WASTEWATER GOALS AND POLICIES RELEVANT TO MULTIPLE PLANNING AREAS

Issue: The wastewater collection systems at Hamilton, for the most part, are in disrepair and need replacement in order to meet District standards to service development.

5.6.4.1 Goal: Wastewater facilities which meet District criteria to service development.

Policies:

5.6.4.1.1 Require a detailed wastewater generation and infrastructure engineering study at subsequent levels of planning.

5.6.4.1.2 Require the replacement of all wastewater infrastructure at Hamilton which does not meet with District approval.

5.6.4.1.3 Sewer lines shall be relocated to public right-of-ways and required easements dedicated to the servicing agency.

5.6.4.1.4 Additional manholes shall be installed to meet District criteria and standards.

5.6.4.1.5 Wastewater system design is subject to review and approval of the Novato Sanitary District. Current criteria include (requirements at the time of detailed design may differ):

- Minimum Slope for Side Sewers - The minimum slope for four-inch diameter side sewers shall be 1.5 feet per 100 feet (1.5%) provided, however, that where unusual conditions exist making it impractical to obtain this slope, a four-inch side sewer may have a slope of not less than 1.0 feet per 100 feet (1.0%) when specifically approved by the District Engineer. The minimum slope for side sewers greater than four-inches shall be 0.7 feet per 100 feet (0.7%).

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Pipe Size in Inches	Minimum Slope Ratio in Feet per Foot
6	0.006
8	0.0035
10	0.0025
12	0.0020
15	0.0015
18	0.0012
21	0.00095
24	0.0008

- Minimum velocity at full flow - 2 ft./sec

- Manning's Formula - The diameter of gravity sewers shall be determined by using the Manning's formula with a roughness coefficient "n" of 0.013, or the pipe manufacturer's recommendation, whichever is greater.

- Pipe Clearance of 12-inches from all other utilities and/or improvements, unless a special approval is granted by District Engineer.

- Pipe Materials - All main and lateral pipes shall be of VCP, AC, PVC sewer pipes plastic pipe, RPM pipe or CI pipe, unless otherwise specifically required or approved by the District Engineer. Lateral sewers shall be of the same pipe type as the main sewer when being installed concurrently with the main sewer. The type of pipe used for building sewer installation shall conform to the "Approved Building Sewer Pipe Materials List". The type of pipe used for force mains shall be AC pipe, PVC, RPM, CI, or concrete steel cylinder pipe, as approved by the District Engineer.

- Minimum Pipe Cover

    - Main Sewer - The minimum pipe cover for main sewers within street rights of way shall be 4.5 feet. The minimum cover for mains within easements or other rights of way not expected to become streets shall be 3.5 feet.

    - Side Sewer - That portion of a side sewer within a street right of way (lateral sewer) shall have a minimum cover of four feet at the property line (measured from the finished ground surface or the adjacent top of curb, whichever is lower). The minimum cover for side sewer from the property line to the building drain (building sewer) shall be 18-inches. However, when the cover over the building sewer is less than 24-inches, special pipe, bedding and/or concrete encasement may be required by the District Engineer.

- Sewer Alignment - Where sewer lines are to be installed within street rights of way, they shall, wherever practical, be designed and installed five feet off the center line of the existing or future street (usually the opposite side of the water line). Where practical, all sewer lines within easements shall be designed and installed with no less than five feet between the center line of sewer and the edge of the easement. All sewer lines and structures shall be designed and installed well in the clear of all other improvements and utilities.

- Manholes - Manholes shall be placed at all intersections of sewer lines other than side sewer connections less than eight-inches in diameter, at all vertical or horizontal angle points, and at intervals not greater than 350 feet.

5.6.4.1.6 New developments will provide construction of new facilities or funds to meet current servicing agency standards (unless application is made otherwise) and to offset impacts associated with the development.

5.6.5 WASTEWATER GOALS AND POLICIES RELEVANT TO SPECIFIC PLANNING AREAS

Planning Area 2: Capehart Housing

Issue: There are localized areas of flooding with impact existing structures on-site.

5.6.5.1 Goal: Improved drainage in the Capehart Housing Planning Area.

Policies:

5.6.5.1.1 Elevate Building 140 out of the 100-year flood plain or improve Pacheco Creek to convey the predicted 100-year discharge. In addition, consider the same measures for structures adjacent to Building 140 which are also experiencing flooding.

5.6.5.1.2 Require enhanced safety fencing and maintenance access for the site retention/detention basin along the southeast property line.

Planning Area 10: Ballfields

Issue: Ballfields 3 and 4 will be inundated once the levees which currently protect the runway are breached. The City of Novato will not be responsible for improvements to protect these ballfields.

5.6.5.2 Goal: Protection of Ballfields 3 and 4 from baywater inundation.

Policies:

5.6.5.2.1 The City of Novato will work with the Master Developer and interested parties to provide protection to Ballfields 3 and 4. (Note the City of Novato will not be responsible for improvements to protect these ballfields.)

5.6.5.2.2 The City of Novato may require private ownership and/or maintenance of these recreation area as determined appropriate through the Master/Specific Plan process.

5.6.6 STORM DRAINAGE GOALS AND POLICIES RELEVANT TO MULTIPLE PLANNING AREAS

Issue: The storm drainage facilities throughout Hamilton do not meet the City of Novato design criteria, consequently some areas at Hamilton are subject to erotic localized flooding.

5.6.6.1 Goal: Adequate storm drainage facilities which meet City of Novato criteria.

Policies:

5.6.6.1.1 Require detailed hydrology and storm drainage infrastructure studies during subsequent levels of planning.

5.6.6.1.2 Require all storm drainage facilities to be improved to meet City of Novato criteria.

5.6.6.1.3 Minor secondary facilities will be designed to convey flows expected from a 25-year event.

5.6.6.1.4 Per City of Novato standards, street inlets will be required where the flow depth in the gutter exceeds 0.4 feet. If the depth of flow exceeds 0.2 ft. at a curb return or intersection, an inlet will be required. Minimum pipe diameter will be 15-inches and manhole access will be provided at 400 foot intervals.

5.6.6.1.5 New developments will provide construction of new facilities or funds to meet current servicing agency standards and to offset impacts associated with the development.

5.6.7 DRY UTILITIES GOALS AND POLICIES RELEVANT TO MULTIPLE PLANNING AREAS

Electrical, Telephone and Cable Television

Issue: Some of the dry utility systems at Hamilton do not meet the requirements of the servicing companies which will ultimately provide utilities at Hamilton. In addition, undergrounding of utilities will be required in most of the Planning Areas.

5.6.7.1 Goal: Provision of utilities to meet the standards of the servicing companies.

Policies:

5.6.7.1.1 Detailed utility studies shall be required at subsequent levels of planning.

5.6.7.1.2 Additional primary points of connection shall be provided where required.

5.6.7.1.3 Existing distribution systems shall be upgraded and undergrounded as required by the servicing companies. Any easements required to service the developments at Hamilton shall be dedicated.

5.6.7.1.4 New main substation(s) shall be required to provide 12 kV primary power to the Planning Areas.

5.6.7.1.5 New developments will provide construction of new facilities or funds to meet current servicing agency standards and to offset impacts associated with the development.

Natural Gas

Issue: The natural gas distribution system does not meet current standards in many areas of Hamilton.

5.6.7.2 Goal: Provision of natural gas which meets current service standards.

Policies:

5.6.7.2.1 Require detailed engineering studies to address the provision of natural gas at Hamilton at subsequent levels of planning.

5.6.7.2.2 Require individual tenant meters to be installed where they do not presently exist.

5.6.7.2.3 In the non-residential areas, replace and/or improve gas main and distribution systems which do not currently meet today's standards.

5.6.7.2.4 New developments will provide construction of new facilities or funds to meet current servicing agency standards and to offset impacts associated with the development.

6.0 PARKS AND RECREATION PLAN

6.0 PARKS AND RECREATION PLAN

Based upon 1,255 dwelling units in the Reuse Plan, Hamilton would generate a need for approximately 17 acres of park, based upon the City's standard of 4.5 acres of park per 1,000 population.[1] The recreational components of the plan are summarized in Table 9, below, and are shown on the Land Use Plans, Exhibits 14 through 21.

Table 9
Recreational Facilities

PLANNING AREA	FACILITY TYPE	APPROXIMATE ACREAGE
NHP	Community Park (NHP)	32
NHP	Neighborhood Park (NHP)	2
NHP (Hospital Hill)	Neighborhood Park	3
Planning Area 1: Rafael Village	Neighborhood Park	7
Planning Area 2: Capehart Housing	Neighborhood Park	6
Planning Area 3: Spanish Housing	Neighborhood Park (Passive)	26
Planning Area 4: Commissary Triangle	N/A	0
Planning Area 5: Exchange Triangle	N/A	0
Planning Area 6: Town Center	Plaza/Passive Park	1
Planning Area 8: Bowling Alley	Neighborhood Park or Commercial Recreation	3
Planning Area 9: Officers' Club	N/A	0
Planning Area 10: Ballfields	Neighborhood Park/Pool	24
Runway	N/A	0

6.1 OVERVIEW OF PLANNING AREAS

6.1.1 PLANNING AREA 1: RAFAEL VILLAGE

Existing recreational facilities in this Planning Area consist of four tot lots/play areas, and an on-street bicycle lane on Ignacio Boulevard. Arroyo San Jose/ Ignacio Creeks are located on the boundary of the Planning Area.

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[1] City density/du standards: SFD: 3.168; SFA: 2.519; Duplex: 3.047; Apt 3-4 units per bldg.: 2.284; 5+ per building: 1.91; Mobile Homes: 1.636.

The Reuse Plan for this Planning Area proposes the following recreational components:

- Designation of approximately seven acres of Parkland, to be sized and located at the time of development.
- A linear passive park/open space area adjacent to Ignacio Boulevard adjacent to the creek. This area may contain trails along the creek.

6.1.2 PLANNING AREA 2: CAPEHART HOUSING

Existing recreational facilities in this Planning Area consist of six small tot lots/play areas, and numerous dirt paths into the hillside open space areas in the central portion of the area.

The Reuse Plan for this Planning Area proposes the following recreational components:

- Designation of approximately six acres of Parkland, to be sized and located at the time of development.

6.1.3 PLANNING AREA 3: SPANISH HOUSING

Existing recreational facilities in this Planning Area consist of the following:

- The fitness course is located on the south edge of the Spanish Housing Planning Area, south of South Oakwood Drive and north of the Saint Vincent's property.
- The tennis court area is located in the Spanish Housing Planning Area, to the south of Oakwood Drive. This area includes four fenced clay courts.
- A child care center and the Religious Education Office are located in the Spanish Housing Planning Area (Building 227), the Family Service Center. The building includes a children's playground.
- The picnic area/park is an area off Main Gate Road near the entry to the Spanish Housing Planning Area, and contains picnic tables and a tot lot. The site is accessed via Crescent Drive; however there is no parking area provided.

The Reuse Plan for this Planning Area proposes the following recreational components:

- Designation of approximately 26 acres of Parkland. This consists of a 26-acre passive park along the Planning Area's western edge, retaining the existing recreational facilities (picnic area, tennis courts, and fitness course) and providing a trail connection to Planning Area 10 (Ballfields).

6.1.4 PLANNING AREA 4: COMMISSARY TRIANGLE

No recreational facilities exist, or are planned for, in this Planning Area.

6.1.5 PLANNING AREA 5: EXCHANGE TRIANGLE

Existing recreational facilities in this Planning Area consist of a half pipe for skateboard use, located in the southern portion of the area, immediately adjacent to Main Gate Road; and the Youth Center Complex of approximately 6,300 square feet of building area (Buildings 934 and 935), constructed in 1942. The center includes a large playground.

No recreational facilities are planned for this Planning Area, although pedestrian use areas for employees are encouraged.

6.1.6 PLANNING AREA 6: TOWN CENTER

Existing recreational facilities in this Planning Area consist of the theater, a 6,027 square foot building (Building 507) constructed in 1938.

The Reuse Plan for this Planning Area proposes the following recreational components:

- Designation of approximately one acre of Parkland, intended for use as a central plaza area, an urban design component of the Reuse Plan.

6.1.7 PLANNING AREA 7: HOSPITAL HILL

There are no recreational facilities planned for this area. The three acre park in this Planning Area has been added to the NHP Master Plan, included in the NHP Master Plan acreage.

6.1.8 PLANNING AREA 8: BOWLING ALLEY

Existing recreational facilities in this Planning Area consist of a gym and bowling alley, and racquetball facility. The bowling alley building (Building 504) is an 11,800 square foot building constructed in 1957. The bowling alley contains ten lanes. The racquetball facility (Building 113) was built in 1994, and is located in the Bowling Alley Planning Area and consists of two courts.

The Reuse Plan for this Planning Area proposes the following recreational components:

- Designation of the entire Planning Area (approximately three acres) as Parkland for City or private recreational use, including commercial recreation. This may include reuse of the existing bowling alley and racquetball facility.

6.1.9 PLANNING AREA 9: OFFICERS' CLUB

Existing recreational facilities in this Planning Area consist of a Community Center building (Building 203), originally used as the Officers' Club and developed into a community center once other club activities on the base ceased. The building is one of the original Spanish-style structures built in 1934 and consists of 22,294 square feet of area.

No recreational facilities are planned for this Planning Area, although the Officers' Club area is designated Community Facilities and Civic Uses, which could be utilized as a cultural or community center, library, or like uses with a recreational component.

6.1.10 PLANNING AREA 10: BALLFIELDS

Existing recreational facilities in this Planning Area consist of a pool area and four Little League ball fields. The pool facility is located across El Bonito from the Community Center/Officers' Club building and is accessed via a stone stairway from El Bonito. The facility is located approximately 25 feet below the roadway and there is no disabled access from this point. Secondary access to the cabana and pool area is via a steeply graded narrow road from the ballfield area on Caliente Real. Four Little League ball fields are located in the area below and to the northeast of Spanish Housing, below the pool area. Fields 1 and 2 are currently of substandard size for Little League play. Fields 3 and 4 are in a 12 acre area east of Caliente Real, and are used by Little League and adult leagues. Field 3 is a Little League field and Field 4 is a Regulation Hardball field which has been improved to include irrigation and a snack shack.

The Reuse Plan for this Planning Area proposes the following recreational components:

- Designation of the Planning Area as Parkland.
- Use of the pool area for a "Family Pool" as a Municipal facility, with upgrade of the buildings to current codes and provision of appropriate ADA access and parking.
- Use of the ballfields for recreation use.
- It should be noted that the City will not be responsible for any improvements to keep Ballfields 3 and 4 from water inundation resulting from the construction of the proposed NHP levee and the breaching of the existing levees.

6.1.11 RUNWAY PARCEL

The Reuse Plan for this area proposes the following recreational components:

- Potential for interpretive trails in the wetland area. This area is intended primarily habitat use and is not expected to contain a large interpretive component.

6.1.12 NHP MASTER PLAN AREA

The New Hamilton Partnership approved Master Plan includes a number of park and recreation components within its 414 acre planned development. Park facilities will be provided at the time of development in accordance with the City's requirements (Section 9-20 of the Municipal Code).

Community Park: A 32 acre Community Park is planned for the Phase II portion of the project, located adjacent to former Landfill 26 and its buffer area. The community park is envisioned to include an active area, nearest residential uses, and a natural area which will buffer sensitive open space areas.

Neighborhood Parks: The project was will provide a two acre neighborhood park, located in the Phase I portion of the project at the intersection of Hangar Drive and Palm Drive, and a three acre amphitheater and tennis court area in Planning Area 7.

Trails: The Master Plan includes the following bicycle and pedestrian/hiking trails, as detailed in the Phase I and II conditions of approval:

- An eight foot separated bike and pedestrian path along the south side of Main Gate Road, along Palm Drive to Fifth Avenue to Hangar Road.
- Four Foot Bicycle lanes on State Access Road.
- Six foot wide bike lanes on Hangar Avenue from San Pablo Avenue to the Levee.
- Bike lanes on Enfrente Road and Nave Drive.
- Pedestrian path or sidewalk from Main Gate Road to the northern property boundary.

Further, the top of the NHP levee is envisioned to become part of the regional Bay Trail system.

6.2 GOALS AND POLICIES

6.2.1 GOALS AND POLICIES RELEVANT TO MULTIPLE PLANNING AREAS

Issue: Need to provide a variety of neighborhood- and community-serving recreational opportunities.

6.2.1.1 Goal: Provision of a variety of neighborhood- and community-serving recreational facilities.

Policies:

6.2.1.1.1 Retain existing indoor and outdoor recreation facilities which are judged to have high public benefit. Facilities should be evaluated as to the opportunity to address recreational and park needs, the condition of the facility, the ability of the City, or other providers, to renovate, manage and maintain facilities and programs.

Facilities of major interest to the Parks, Recreation and Community Services Department are:

- Pool, Cabana
- Gymnasium Complex
- Theater
- Officers' Club

6.2.1.1.2 Adequate and appropriate parks and recreation facilities and open space should be provided in all new residential and all reoccupied residential areas. The size, location, design and use of such areas, or in lieu fees, shall meet the requirements of the City's Park Subdivision Ordinance or exceed these minimum requirements if by other form of development agreement.

6.2.1.1.3 Private mini parks and play areas provided by developers should be encouraged.

6.2.1.1.4 Public parks, recreation areas and open space uses should be planned to address major unmet needs, to have the most impact in the most efficient manner.

6.2.1.1.5 Link major open space and recreational areas with trail systems.

6.2.1.1.6 Coordinate with the County and NHP to create a regional trail linkage through HAAF. The top of the NHP levee is envisioned to become part of the regional Bay Trail system.

6.2.1.1.7 Maintenance of public parks and recreation areas will be accomplished by the City of Novato Parks and Recreation Department. Private recreation areas within residential areas will be maintained by Home Owners' Associations or other maintenance vehicles, such as landscape maintenance districts.

Issue: No funding for park construction or maintenance has been identified.

6.2.1.2 Goal: Determine funding source for park development and maintenance.

Policies:

6.2.1.2.1 Consider requiring park improvement as a condition of development or reuse.

6.2.1.2.2 Evaluate priority of parks with other local park needs.

6.2.1.2.3 Create a park implementation plan during the Master/Specific Plan process.

6.2.2 GOALS AND POLICIES RELEVANT TO SPECIFIC PLANNING AREAS

Planning Area 1: Rafael Village

Issue: Need to provide recreational facilities in this residential neighborhood.

6.2.2.1 Goal: Provision of adequate park and recreational facilities.

Policies:

6.2.2.1.1 Provide a neighborhood park(s) in the Planning Area. The size of the Rafael Village park will be based upon the City standard of 4.5 acres of park per 1,000 population, based upon housing type. The location of the park(s) will be determined during site planning at the time of development to allow flexibility. If the park area is to be privately owned and maintained (by a Homeowners' Association or other maintenance vehicle), the park area may be split into several smaller play areas.

6.2.2.1.2 Provide a linkage to the Ignacio/Arroyo San Jose Creek open space and other public open space areas adjacent to Rafael Village.

6.2.2.1.3 Provide trails along the Creeks in the linear park/open space along Ignacio Boulevard, and elsewhere as feasible.

Planning Area 2: Capehart Housing

Issue: Need to provide recreational facilities in this residential neighborhood.

6.2.2.2 Goal: Provision of adequate park and recreational facilities.

Policies:

6.2.2.2.1 Provide a neighborhood park(s) (or in lieu fee) in the Planning Area. If the park is to be a City park, its size will be based upon the City standard of 4.5 acres of park per 1,000 population, based upon housing type. The location of the park(s) will be determined during site planning at the time of development to allow flexibility. If the park area is to be privately owned and maintained (by a Homeowners' Association or other maintenance vehicle), the park area may be split into several smaller play areas.

6.2.2.2.2 The park(s) should be located to serve a maximum number of the housing units.

6.2.2.2.3 Provide a linkage to the hillside open space areas within the Planning Area.

Planning Area 3: Spanish Housing

Issue: Need to provide recreational facilities in this residential neighborhood.

6.2.2.3 Goal: Provision of adequate park and recreational facilities.

Policy:

6.2.2.3.1 Create a linear passive park on the west edge of Planning Area 3, connecting the picnic area, tennis court area, fitness course, and Ballfields Planning Area.

Planning Area 8: Bowling Alley

Issue: The existing recreational facilities in this Planning Area offer opportunities for City-sponsored recreation.

6.2.2.4 Goal: Continued provision of recreational facilities in the Bowling Alley Planning Area.

Policies:

6.2.2.4.1 Encourage commercial recreation.

6.2.2.4.2 Provide uses in the areas which are compatible with the adjacent residential uses in Spanish Housing and the NHP Master Plan area.

Planning Area 10: Ballfields

Issue: The existing recreational facilities in this Planning Area offer opportunities for City-sponsored recreation.

6.2.2.5 Goal: Continued provision of recreational facilities in the Ballfields Planning Area.

Policies:

6.2.2.5.1 Upgrade the pool and cabana area to meet current codes; the small parking area located at the cabana should be redesigned to accommodate disabled access.

6.2.2.5.2 Upgrade the ballfields to recreational standards for Little League and/or adult League use.

6.2.2.5.3 Encourage the protection of Ballfields 3 and 4 from baywater inundation. Means of protection may include: redesign of the proposed NHP levee, construction of a new levee, or elevation of the ballfields above the 100-year flood plain.

7.0 RESOURCES PLAN

7.0 RESOURCES PLAN

7.1 OPEN SPACE RESOURCES

The open space components of the plan are summarized in Table 10, below, and are shown on the Land Use Plans, Exhibits 14 through 21.

Open space is commonly defined as land or water which is unimproved. At Hamilton, the open space areas identified consist of areas along creeks, hillsides, significant rock outcroppings, biological habitat areas, and areas for wetlands uses. There are approximately 827 acres designated for open space uses in the reuse areas of Hamilton, plus an additional 166.9 acres in the NHP area.

Table 10
Open Space

PLANNING AREA	TYPE	APPROXIMATE ACREAGE
Planning Area 1: Rafael Village	Creek and Linear Open Space	7
Planning Area 2: Capehart Housing	Creek and Hillsides	88
Planning Area 3: Spanish Housing	Wooded Slopes	32
Planning Area 4: Commissary Triangle	None	0
Planning Area 5: Exchange Triangle	None	0
Planning Area 6: Town Center	None	0
Planning Area 7: Hospital Hill	None*	0
Planning Area 8: Bowling Alley	None	0
Planning Area 9: Officers' Club	None*	0
Planning Area 10: Ballfields	None**	0
Runway	Wetlands	700
Total		**827**

* The wooded slopes surrounding the planning area will be preserved in open space by policy.

** Portions of the planning area will be undeveloped open space, though not necessarily devoted to habitat uses; the primary use of the area is recreational. Wooded slopes around the pool/cabana will be retained and preserved in open space by policy.

7.2 CULTURAL RESOURCES

The cultural resource components of the plan consist of the historic and prehistoric resources on HAAF - the legacies of the Coast Miwok as well as the architectural and historic aspects of the military installation.

7.2.1 ARCHAEOLOGICAL RESOURCES

HAAF is within the area once inhabited by the Coast Miwok culture, within the specific Coast Miwok tribelet area of the Village of Puyuku.

The greater HAAF area was populated by native populations during prehistoric times and there are several archaeological sites recorded. Four archaeological sites are recorded as existing at Hamilton: MRN-149, -150, -158, and -161. These sites were first recorded in the early 1900s, and numerous more recent studies of these sites have yielded inconclusive results of their exact location and significance:

- Site 149: Intact site. This site is located in the Ballfields Planning Area.
- Site 158: An intact site, located outside of HAAF's boundaries on the western side of Pacheco Creek, which may extend across the Creek into Capehart Housing and be covered by buildings and/or lawns. The site was tested twice in the 1960s.
- Site 161: Partially destroyed by grading and construction of a retaining wall. Approximately 50% of the site is still intact. This site is located in the NHP Master Plan Area.
- Site 150: Destroyed.
- Unrecorded Sites: One is apparently an ancient Indian Village located in the North Circle area of Spanish Housing. Approximately 80% of the site is intact, covered by turf. A second site was discovered near the southern boundary of the property.

7.2.2 HISTORIC RESOURCES

Approximately 150-200 buildings at HAAF Mainside were constructed in the 1930s when the Base opened. These buildings were designed and built under the direction of Captain H. Nurse, an engineer-architect with the Quartermaster General's Office in Washington D.C. In a departure from traditional base architecture, Nurse designed the buildings at HAAF in the Spanish eclectic/early California/Spanish style popular between 1915 and 1940. His design was the first non-traditional base in the nation. The style reached its peak in the late 1920s and early 1930s. These structures were made of reinforced concrete covered with stucco, and had plaster interiors with red tile roofs. The style used decorative details borrowed from Spanish architecture, with Moorish, Byzantine, Gothic or Renaissance inspiration.

A number of historical studies have been performed on HAAF on behalf of the Army by PAR Environmental Services, including a National Register of Historic Places (NRHP) evaluation of 12 buildings in 1991, a historical baseline study in 1992 for the Environmental Assessment prepared for conveyance of outparcel properties to the NHP, and an architectural inventory of the 355 buildings, structures and objects in the Hamilton Historic District in 1993. A determination of eligibility report for the Hamilton Historic District and NRHP nomination has been prepared. Historic American Building Survey (HABS) forms are currently being prepared. The Hamilton Historic District has been nominated for the National Register and encompasses the entire Mainside portion of HAAF, including the runway, NHP Master Plan area, and the nine Mainside Reuse Planning Areas.

Both the Army and the Navy are required to comply with Section 106 of the National Historic Preservation Act of 1966 (NHPA). The intent of the Act is to require federal agencies to "take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register." Compliance requires historic properties to be inventoried and evaluated for their eligibility for listing in the National Register of Historic Places.

7.3 OVERVIEW OF PLANNING AREAS

Planning Area 1: Rafael Village

Existing open space in this Planning Area consists of the Arroyo San Jose/Ignacio Creeks, located on the boundary of the Planning Area. There are no known cultural resources in Rafael Village.

The Reuse Plan for this Planning Area proposes the following open space/cultural resource components:

- Designation of approximately seven acres as Open Space, located along Ignacio Boulevard and the two creeks. This area may contain trails along the creek.

Planning Area 2: Capehart Housing

Existing open space in this Planning Area consists of wooded and grassland-covered hillsides, and Pacheco Creek, a significant riparian habitat. The hillsides contain areas of steep and/or unstable slopes, oak trees and related habitat, and significant rock outcroppings. The grasslands on the hillsides are a high fire hazard. An intact archaeological site is located to the west across Pacheco Creek. This site could extend into Capehart.

The Reuse Plan for this Planning Area proposes the following open space/cultural resource components:

- Designation of approximately 88 acres of Open Space (i.e. retention of all of the existing open space areas including Pacheco Creek).

- Policies regarding the disturbance of cultural resources (see Section 7.4).

Planning Area 3: Spanish Housing

Existing open space in this Planning Area consists of the slopes of MARS hill, the wooded, east-facing slopes, and a wide band of grassy open space on the western edge. The oak trees on the slopes have significant visual and habitat value.

Two unrecorded archaeological sites are located in Spanish Housing. In addition, the Spanish style housing structures are eligible for inclusion in the National Registry.

The Reuse Plan for this Planning Area proposes the following open space/cultural resource components:

- Designation of approximately 32 acres of open space, consisting of MARS hill and the east-facing wooded slopes. The western edge of the planning area is designated as Parkland, due to its existing recreational facilities and its relative lack of significant habitat.

- Preservation and reuse of original 1934 historic Spanish structures (single-family residential).

- Policies regarding the disturbance of cultural resources (see Section 7.4).

Planning Area 4: Commissary Triangle

No open space areas exist, and none are proposed, in this Planning Area. Several 1940s "temporary" buildings have been identified as contributing to the Hamilton historic district, although they are in poor condition and not of the historic Spanish-style architecture.

The Reuse Plan for this Planning Area proposes the following open space/cultural resource components:

- It is anticipated that the 1940 "temporary" structures will eventually be replaced with new construction.

- Policies regarding the disturbance of cultural resources (see Section 7.4).

Planning Area 5: Exchange Triangle

No open space areas exist in this Planning Area, nor are any proposed. Several 1940s "temporary" buildings have been identified as contributing to the Hamilton historic district, although they are in poor condition and not of the historic Spanish-style architecture.

The Reuse Plan for this Planning Area proposes the following open space/cultural resource components:

- It is anticipated that the 1940 "temporary" structures will eventually be replaced with new construction.
- Policies regarding the disturbance of cultural resources (see Section 7.4).

Planning Area 6: Town Center

No open space areas exist in this Planning Area other than vacant turf and landscaped areas. Adjacent wooded slopes are within the Hospital Hill Planning Area. The 1934 Spanish-style theater and NCO Club contribute to the Hamilton Historic District and are eligible for the National Register.

The Reuse Plan for this Planning Area proposes the following open space/cultural resource components:

- The Reuse Plan for this Planning Area proposes a one-acre landscaped plaza/park area.
- Policies regarding the disturbance of cultural resources (see Section 7.4).
- Adaptive reuse of original 1930s buildings which are structurally sound or economically feasible to rehabilitate.

Planning Area 7: Hospital Hill

Existing open space in this Planning Area consists of wooded slopes on the north and south of the Hospital building, and adjacent to the amphitheater. The oak trees on the slopes have significant visual and habitat value. The 1934 Spanish-style Hospital building and surrounding 1940s "temporary" buildings has been identified as contributing to the Hamilton Historic District and is eligible for the National Register.

The entire Planning Area is designated for use as neighborhood and visitor-serving commercial as an alternate use should the Department of Veterans Affairs choose not to use the area. The wooded slopes and cultural resources will be protected by policy (see Section 7.4). All Section 106 requirements for historical resources have been met by the Army.

Planning Area 8: Bowling Alley

No open space areas exist, and none are proposed, in this Planning Area other than vacant turf and landscaped areas. Adjacent wooded slopes are within the Officers' Club Planning Area. No known cultural resources are located in this Planning Area.

Planning Area 9: Officers' Club

Existing open space in this Planning Area consists of wooded slopes and turf surrounding the area on three sides. The oak trees on the slopes have significant visual and habitat value. The 1934 Spanish-style Officers' Club and BOQ buildings have been identified as contributing to the Hamilton Historic District and are eligible for the National Register.

The Reuse Plan for this Planning Area proposes the following open space/cultural resource components:

- The entire Planning Area in the Reuse Plan is designated for CFCU uses which may include a cultural center.
- The wooded slopes surrounding the planning area will be preserved in open space by policy.
- Adaptive reuse of original 1930s buildings which are structurally sound or economically feasible to rehabilitate.
- Policies regarding disturbance of cultural resources are located in Section 7.4.

Planning Area 10: Ballfields

Existing open space in this Planning Area consists of turf play areas, a drainage ditch, and wooded slopes surrounding the pool/cabana area. The oak trees on the slopes have significant visual and habitat value. An intact archaeological site is located within the Planning Area.

The entire Planning Area in the Reuse Plan is designated as City parkland. Portions of the Planning Area will be undeveloped open space, though not necessarily devoted to habitat uses; the primary use of the area is recreational. Wooded slopes around the pool/cabana will be retained and preserved in open space by policy. In addition, Ballfields 3 and 4 may become part of the wetland habitat proposed on the Runway Parcel (the City will not be responsible for improving these two ballfields, to protect them from baywater inundation). Policies regarding the disturbance of cultural resources are located in Section 7.4 and 7.5.

Runway Parcel

The Reuse Plan for this area proposes that approximately 700 acres of the Runway Parcel are designated as open space for wetland re-establishment. An EIS has been prepared for this parcel which addresses open space and cultural resources as required by NEPA. All section 106 requirements for historical resources have been met by the Army.

NHP Master Plan Area

The New Hamilton Partnership approved Master Plan includes a number of park and open space components within its 414-acre planned development. Approximately 167 acres of open space are identified in the Master Plan, including the Ammo Hill, Reservoir Hill, wetlands area, and the area surrounding the old landfill.

All Section 106 requirements for historical resources have been met. The NHP developer has developed a plan for the preservation of Buildings 500, 501, 502, 420, 422, 424, 456, and 467, as well as the main gate and the bridge over the railroad. The historic fire station will be utilized within the NHP Phase I neighborhood park.

7.4 GOALS AND POLICIES

7.4.1 GOALS AND POLICIES RELEVANT TO MULTIPLE PLANNING AREAS

Issue: Significant open space and cultural resources are located within HAAF.

7.4.1.1 Goal: Preservation and protection of resources.

Policies:

7.4.1.1.1 Existing healthy, mature native trees and significant vegetation should be preserved whenever feasible.

7.4.1.1.2 Preserve and protect existing creeks and their associated vegetation communities.

7.4.1.1.3 Development should be prohibited in areas of steep slopes and/or slope instability.

7.4.1.1.4 Wooded hillsides and rock outcroppings should be retained in a natural state for aesthetic, open space and biological reasons.

7.4.1.1.5 A maintenance program should be developed to better ensure the protection of trees and biological resources. Maintenance of open space areas may be accomplished by several methods, including a City maintenance district, the County Open Space District, or privately by a Home Owners' Association.

7.4.1.1.6 Detailed environmental analysis should be required at subsequent stages of the entitlement process.

7.4.1.1.7 Protect historic resources in accordance with the requirements of Section 106 of the National Historic Preservation Act.

7.4.1.1.8 Promote the preservation and adaptive reuse of the original 1930s Spanish-style structures.

7.4.1.1.9 Protect cultural resources within the Reuse Area in accordance with the City's Cultural Resources Protection Ordinance and the requirements of CEQA/NEPA.

7.4.1.1.10 Coordinate with the Federated Coast Miwok on protection of Miwok archaeological sites.

7.4.1.1.11 Detailed noise, air quality, and soils/geology studies will be required as part of subsequent environmental review.

7.4.2 GOALS AND POLICIES RELEVANT TO SPECIFIC PLANNING AREAS

Planning Area 1: Rafael Village

Issue: Location of riparian resources within the Planning Area.

7.4.2.1 Goal: Protection of riparian resources.

Policies:

7.4.2.1.1 Preserve any creek areas within the Planning Area.

7.4.2.1.2 Provide trail linkages where possible to adjacent open space areas and the creek.

Planning Area 2: Capehart Housing

Issue: Location of existing wooded hillsides, creeks, and cultural resources within the Planning Area.

7.4.2.2 Goal: Protection of open space and cultural resources.

Policies:

7.4.2.2.1 The existing undeveloped hillsides of the Planning Area should be preserved in permanent open space, although existing utilities such as water tanks and antennae will remain in place.

7.4.2.2.2 The riparian corridor of Pacheco Creek should be preserved in permanent open space.

7.4.2.2.3 A fire management plan should be prepared prior to privatization of the Planning Area to protect the housing units from wildland fires associated with annual grassland areas on the hillsides.

7.4.2.2.4 The area on the eastern side of the GGBHTD rail line should remain in open space. Flood control uses (specifically the existing retention/detention basin) will remain in place.

7.4.2.2.5 Provide a linkage to the hillside open space areas within the Planning Area.

7.4.2.2.6 New development in the Capehart Housing Planning Area which includes grading that may impact Archaeological site MRN 158. Any grading activities, once the property is out of federal ownership, will be required to comply with the City of Novato's Cultural Resources Ordinance and may require studies and/or observation of grading activities by a qualified archaeologist.

Planning Area 3: Spanish Housing

Issue: Historic Spanish-style architecture.

7.4.2.3 Goal: Continue the Spanish architectural theme within the Planning Area.

Policies:

7.4.2.3.1 Preserve and reuse all historic 1930s Spanish-style structures.

7.4.2.3.2 Any new construction or improvements in this Planning Area should be compatible with the historic Spanish architecture.

7.4.2.4 Goal: Preserve open space and cultural resources.

Policies:

7.4.2.4.1 Preserve the wooded hillsides of the Planning Area in permanent open space. Existing trails may remain; however, additional development (aside from appropriate maintenance and/or revegetation) within these areas is not permitted.

7.4.2.4.2 Preserve the existing palms and oaks lining roads in the Planning Area.

7.4.2.4.3 MARS hill is a significant landform, as well as containing oak woodland areas. The landform and habitat areas should be preserved and maintained. The existing water tank and antenna would remain in place.

7.4.2.4.4 Any grading activities in the vicinity of the unrecorded archaeological sites will be required to comply with the City of Novato's Cultural Resources Ordinance and may require studies and/or observation of grading activities by a qualified archaeologist.

Planning Areas 4 and 5: Commissary and Exchange Triangles

See the policies for Multiple Planning Areas, Section 7.4.

Planning Area 6: Town Center

Issue: Historic Spanish Architecture. This area is isolated and has the potential to retain some of the historic character of Hamilton.

7.4.2.5 Goal: Continue the Spanish theme of the area.

Policies:

7.4.2.5.1 Preserve reuse historic 1930s architecture which is structurally sound and economically feasible to rehabilitate.

7.4.2.5.2 Preserve and continue the use of palms as a street tree accent.

7.4.2.5.3 Develop a central plaza consistent with the Spanish style.

Planning Area 7: Hospital Hill

7.4.2.6 Goal: Preservation of the existing open space, cultural resources and landform.

Policies:

7.4.2.6.1 Preserve the wooded hillsides of the Planning Area in permanent open space.

7.4.2.6.2 Buildings may be constructed on the hillsides to replace existing dilapidated buildings; however, any building should conform to the topography and preserve the majority of the existing oak trees.

7.4.2.6.3 Preserve and reuse historic 1930s architecture which is structurally sound and economically feasible to rehabilitate (all Section 106 requirements for this area have been met by the Army).

Planning Area 8: Bowling Alley

Issue: This Planning Area is the entry to the NHP single-family housing area.

7.4.2.7 Goal: Enhance and improve the visual appearance of the Planning Area.

Policy:

7.4.2.7.1 Development plans for this Planning Area should include a landscape/street tree program to enhance the existing open space (mainly turf).

Planning Area 9: Officers' Club

Issue: Historic Spanish Architecture. This area is isolated and has the potential to retain some of the historic character of Hamilton.

7.4.2.8 Goal: Continue the Spanish theme of the area.

Policy:

7.4.2.8.1 Preserve and reuse historic 1930s architecture which is structurally sound and economically feasible to rehabilitate.

Planning Area 10: Ballfields

Issue: Location of an archaeological site within the Planning Area; and significant oak wooded hillsides.

7.4.2.9 Goal: Preservation of open space and cultural resources.

Policies:

7.4.2.9.1 Preserve the wooded hillsides of the pool/cabana area in permanent open space.

7.4.2.9.2 Protect the existing recorded archaeological site (MRN-149) in accordance with City policies and CEQA/NEPA.

Runway Parcel

Issue: Significant implications of flooding this area for wetlands, such as 1) adequate design of wetlands and flooding scenario, 2) Design of levee system to protect adjacent properties, and 3) Retention of Sanitary District access to dechlorination facility.

7.4.2.10 *Goal:* A comprehensive wetlands plan for the runway.

Policies:

7.4.2.10.1 Prepare a wetlands design report which details the implementation of the flooding plan.

7.4.2.10.2 Study the levee design needed to protect adjacent ownerships.

7.4.2.10.3 Design flooding plan to allow access to the dechlorination facility.

7.4.2.10.4 Assess ownership and maintenance responsibilities.

New Hamilton Partnership (NHP)

7.4.2.11 *Goal:* Implementation of the NHP Master Plan open space and cultural resources plan.

Policies:

7.4.2.11.1 Historic non-structural features, such as the amphitheater and native stone walls and stairways, should be retained if feasible.

7.4.2.11.2 Coordinate NHP implementation with the Reuse efforts to ensure a complementary, comprehensive Resource Plan.

8.0 DESIGN GUIDELINES

8.0 DESIGN GUIDELINES

Unique design opportunities are presented in the reuse of HAAF because of the extensive history and distinct character provided by the base. The Spanish Eclectic architecture found at HAAF creates a community identity and a positive visual asset, with buildings adorned with a myriad of Spanish Eclectic architectural features such as wrought iron, balconies, stonework, tile work, white stucco and red clay tile roofs. The mature landscaping on HAAF also creates a positive visual asset.

The installation consists of a mixture of well-designed structures that are properly sited and unified by common elements of architectural details and coordinated color schemes which convey a positive sense of order, as well as buildings of diverse style and character which are sited haphazardly and chaotically, resulting in an image of disorder and confusion (existing old barracks mixed with newly styled or remodeled buildings and existing Spanish-style buildings). Some buildings relate poorly to one another. Some buildings have been designed and sited with little regard for local geographic conditions. Some buildings materials are inappropriate for the facility, i.e., wood siding, untreated plywood, and some buildings have developed mildew within months of being installed.

Most of the non-residential buildings are small to medium in scale and contain the most variety of building types and styles due to the diversity of uses of these buildings. There is a corresponding range of age and condition of the buildings, and some can be considered visually blighted. The most cohesive architectural style is the Spanish Eclectic, with white stucco walls and red clay tile roofs.

Spanish Housing, the Town Center and the Hospital represent some of the best examples of the Spanish Eclectic architecture. Capehart Housing consists of wood framed buildings with stucco, in a modern California style from the early 1960s.

In many non-residential areas at HAAF, the automobile parking and circulation dominates the physical setting of the facility; this is particularly true in part of the Exchange Triangle.

8.1 OVERVIEW OF PLANNING AREAS

8.1.1 PLANNING AREA 1: RAFAEL VILLAGE

Rafael Village is a very visible part of the installation for two reasons: (1) Rafael Village is clustered in a valley surrounded by wooded hills and knolls to the north and south which overlook the residential units; and (2) the Planning Area is clustered around Ignacio Boulevard, which is the main arterial roadway in the area and many of the surrounding land uses gain access from Ignacio Boulevard through Rafael Village.

Rafael Village consists of over 500 single-story, detached and attached homes which will be removed.

Mature trees enhance an otherwise plain subdivision layout. The Area's residential streets are lined with mature trees, including American Elm, Modesto Ash, Sugar Maple, Black Locust and Sycamore trees. The median in

Ignacio Boulevard along the Planning Area frontage is in poor condition in some locations.

There is a significant greenbelt/open space system formed as a result of the configuration of the units. Green open space areas link neighborhoods with one another.

Overhead electrical and telephone wires are present throughout the area.

Because of the removal of the Rafael Village housing, the opportunity exists to reconfigure the subdivision layout or enhance the existing one; should it be determined at subsequent planning stages that the mature streetscape is healthy, the master developer may choose to preserve much of the streetscape.

8.1.2 PLANNING AREA 2: CAPEHART HOUSING

There are four large, wooded hills or knolls, with elevations ranging from 180 to 250 feet in the central and southwestern portion of the Area. These land forms contain areas of steep slopes and are the dominant features of the Planning Area. The wooded hillsides are a positive visual feature. The existing layout of the residential units between and around the hills lends a secluded feeling to the Planning Area and makes the intensity of residential use appear less dense.

The residential buildings located in Capehart Housing are typically single- and double-story, multi-family housing units, with attached, covered carports. These building were constructed in the late 1950s and early 1960s, and consist of contemporary wood frame and design typical of that era. Exterior finish colors are generally warm sand, white or beige. Housing in the Planning Area is generally in fairly well-maintained condition, however there are some exceptions.

With limited storage areas and no garages to use for storage, many of the carports have become the storage areas for the residents of the homes; this only detracts from the visual image of the area to the passerby.

Mature trees enhance an otherwise plain subdivision layout. Bolling Drive which leads into the Capehart Housing development has no distinctive qualities (i.e., signage, entry monumentation, etc.).

The open space in the Capehart Housing Planning Area consists primarily of the wooded hills with significant rock outcroppings. As with the other residential Planning Areas, there is a significant greenbelt/open space system formed as a result of the configuration of the units.

It is anticipated that the Capehart Housing units will be improved with exterior architectural treatments to enhance the aesthetic quality of the structures (similar to Lanham Village).

8.1.3 PLANNING AREA 3: SPANISH HOUSING

Spanish Housing consists primarily of housing stock of relatively high quality, which is considered historic in nature. The residential dwellings in this Planning Area consist of six-plexes, duplexes and single-family detached residential units. These units typically have single-car garages and are a Spanish-Eclectic architecture, constructed in the 1930s. Most of the single-family and attached units have a significant amount of architectural detail, this is particularly true along Casa Grande Real. Details include such architectural components as terraces, red clay tile roofs, wrought iron, and other features common in Spanish architectural styles. Rock retaining walls and existing landscaping complement the architectural style.

A sub-area of Spanish Housing is the area called Knoll Housing, this is a newer area of 150 two-story, six-plexes located on a knoll above the older housing. These six-plexes create a very dense feeling, in addition, there is little architectural relief, with the exception of red-tiled roofs.

The streetscapes within the Planning Area are among the most beautiful on the Base. Most cul-de-sacs in Spanish Housing have a landscaped island; Buena Vista Drive and Casa Grande Real are two such examples. There are no fences between buildings, and setbacks between buildings are approximately 40 feet or greater, creating an open feeling within the neighborhoods. The single-loaded streets within Spanish Housing contribute to the open feel of the neighborhoods. The approach to Spanish Housing from along Crescent Drive, with its palm-lined streets, creates a majestic feeling.

Open spaces within this Planning Area consist primarily of grassy undeveloped areas, which constitute approximately three-quarters of the open space; landscaped areas which represent slightly less than one-quarter of the open space areas; the balance consists of asphalt-paved areas. A par course and tennis courts are also found in these open space areas.

Although the majority of the Planning Area consists of the urban/landscaped vegetation community, the bayward-facing slopes of Spanish Housing, and the slopes of MARS Hill, are vegetated with a mixture of oak savannah and oak woodland plant communities.

The lighting and signage within this area contribute to the Spanish motif common throughout the installation, and particularly in Spanish Housing.

This Planning Area should retain its Spanish architectural theme, any improvements should be consistent with this architecture.

8.1.4 PLANNING AREA 4: COMMISSARY TRIANGLE

The Planning Area is flat, with little or no topographic relief. This area is completely urbanized and contains little vegetation at all.

Views onto the Commissary Triangle from adjoining areas consist solely of non-residential uses and large expanses of asphalt parking areas. There is little definition between the parking areas and surrounding uses (i.e., berming, fencing, landscape treatments, etc.). The view to the passerby is of car grillwork, non-descript buildings, equipment storage areas, and a "sea" of asphalt. The Area has no internal roads and buildings are accessed by internal driveways and parking lot lanes, this results in a confusing building and paving pattern.

It is anticipated that Commissary Triangle will be redeveloped with the existing structures removed.

8.1.5 PLANNING AREA 5: EXCHANGE TRIANGLE

Views of this Planning Area are similar to that of the Commissary Triangle. Topographically, the Planning Area is flat due to grading for buildings, roads, and parking lots. There is a grade separation between the Planning Area and the railroad tracks to the east.

Views onto the Exchange Triangle from adjoining areas consist solely of non-residential uses and large expanses of asphalt parking areas. There is little definition between the parking areas and surrounding uses (i.e., berming, fencing, landscape treatments, etc.). The view to the passerby is of car grillwork, non-descript buildings, equipment storage areas, and a "sea" of asphalt. The Area has no internal roads and buildings are accessed by internal driveways and parking lot lanes, this results in a confusing building and paving pattern.

The Planning Area is entirely urbanized, and is part of the urban/landscaped vegetation community.

It is anticipated that Exchange Triangle will be redeveloped with the existing structures removed.

8.1.6 PLANNING AREA 6: TOWN CENTER

The gateway into this Planning Area is Palm Drive, a scenic drive lined with mature Canary Island Date Palms, creating a majestic feeling as one enters the Town Center. Some of the buildings in the area are considered historic and have been designed in the Spanish-style motif. A number of architecturally interesting buildings are found within this area, including the theater and chapel.

This Planning Area is generally flat, with the exception of the sloping Palm and Oakwood Drives. The adjacent Spanish Housing and Hospital Hill Planning Areas are the only areas adjacent which have views onto the Town Center area.

The open space in the Town Center primarily consists of grassy landscaped areas, vehicles parking areas, roadways, sidewalks, and recreation areas.

It is anticipated that most of the structures in the area will be preserved, as will the landscaping. In addition, a one-acre park plaza is identified in the center of the area.

8.1.7 PLANNING AREA 7: HOSPITAL HILL

Views on Hospital Hill give the passerby a feeling of abandonment: what were once beautiful buildings are now in a state of disrepair. Areas on Hospital Hill have become overgrown with vegetation. This is particularly true in the area around and including the Amphitheater.

Architecture of the Hospital is in the original 1930s Spanish-style with beautiful tile work, arches, balconies and wrought iron features. Other buildings in the area are not as beautiful, constructed in the 1940s.

The Amphitheater, which consists of terraced stone benches, was constructed in 1935, and is currently overgrown with vegetation.

Hospital Hill is in an urban/landscaped vegetation community and oak woodland/grassland/oak savannah community. Natural vegetation is present on the slopes of the Planning Area, primarily the north and east-facing slopes, as mentioned previously.

It is anticipated that all the structures on Hospital Hill will be removed. The amphitheater and tennis courts will be improved and preserved as part of the NHP Master Plan development.

8.1.8 PLANNING AREA 8: BOWLING ALLEY

The Bowling Alley Area is primarily within the urban/landscaped vegetation community; however, it is located in a valley area surrounded by hillsides to the north and south. These hillsides are covered with grassland, non-native trees, and oak woodland. This area is a minor gateway into the NHP Master Plan area.

It is anticipated that the structures within this area will be maintained and improved, as appropriate.

8.1.9 PLANNING AREA 9: OFFICERS' CLUB

Buildings in this Planning Area consist of the old BOQ building and Officers' Club, both constructed in the original Spanish-style from the 1930s.

The Officers' Club Planning Area is located in the urban/landscaped vegetative community and the slopes of the Planning Area include oak woodland and grassland/oak savannah communities, with the denser oak woodland on the north and east facing slopes.

It is anticipated that the area will remain essentially as it is today, with the existing buildings preserved and improved, as appropriate.

8.1.10 PLANNING AREA 10: BALLFIELDS

Views of this Planning Area are of the ball fields, located off of Caliente Real, and the hillside on which the recreation center is located.

Views from the recreation center in this Planning Area include views onto the ball fields, the bowling alley, the runway, and distant views out toward San Pablo Bay. The wooded character of the Planning Area obscures most views outward, lending a secluded character to the area.

Some of the Planning Area has become overgrown, while other areas, primarily around the pool are well-manicured.

It is anticipated that the recreational uses in this Planning Area will remain with the possible exception of Ballfields 3 and 4, which may be inundated with baywater.

8.1.11 RUNWAY PARCEL

Views of this area are of the runway tarmac, buildings, and grassy areas within the levees from surrounding higher-elevation areas such as Spanish Housing, the pool area, and Hospital Hill.

The area is currently used for soils remediation for the NHP Master Plan areas and contains stockpiled soil. Visually the area is in poor condition. Plans are for flooding of the runway to create wetlands.

8.1.12 NHP MASTER PLAN

Views of this area are of its many buildings, most of which are in poor condition and scheduled for demolition. The historic town center and central portion of the NHP area contain historic Spanish-style architecture, much of which will be preserved as part of the Master Plan. Significant streetscapes are present in this area, including Palm Drive in the town center.

The approved Master Plan includes design guidelines and landscape plans for the area to ensure its visual quality.

8.2 GOALS AND POLICIES

8.2.1 GOALS AND POLICIES RELEVANT TO MULTIPLE PLANNING AREAS

Issue: The need for a cohesive design plan to ensure that the aesthetic quality of Hamilton is retained.

8.2.1.1 Goal: Beauty and order throughout Hamilton.

Policies:

8.2.1.1.1 Develop a Design Plan for the Reuse Plan area. This Plan should address:

- Site planning and design,
- Architectural design guidelines,
- Landscape programs,
- Streetscape programs, and
- Design guidelines appropriate for each City district.

8.2.1.1.2 Ensure that on the Mainside portion of Hamilton, the Spanish Eclectic architecture shall be retained (with the possible exception of the Capehart Housing area).

8.2.1.2 Goal: A cohesively designed landscape plan for the Reuse Plan area.

Policies:

8.2.1.2.1 Review landscape plans for new development to ensure that landscaping relates well to the scale of structures and land use(s) it serves. To this end:

- Require new development to incorporate street tree planting mature enough to shade and beautify the area.
- Require new development processed as a Planned Unit Development to ensure permanent maintenance of landscaped areas through maintenance agreements, "Conditions, Covenants and Restrictions," or similar contracts guaranteeing perennial maintenance.

8.2.1.2.2 Require landscaping to screen, buffer and unify new and existing development.

- Require landscaping to provide visual continuity along a street, even where the buildings are in different zones or land use classifications.
- When conflicting land uses adjoin, require a dense landscape screen to mitigate the friction between land uses.

8.2.1.3 Goal: Interesting and attractive streetscapes throughout the Reuse Plan area.

Policies:

8.2.1.3.1 Develop a street tree planting and replacement program. Require street trees in new developments.

8.2.1.3.2 Maintain and promote a rhythmic and ceremonial streetscape along Palm Drive and South Oakwood Drive. Encourage the same along Main Gate Road and other primary roadways through Hamilton.

8.2.1.3.3 Preserve, when consistent with public safety, mature tree stands along Hamilton's streets.

8.2.1.3.4 Encourage a variation of building and parking setbacks along the streetscape to create visual interest, avoid monotony and enhance the identify of individual areas.

8.2.1.3.5 Require that all sides of a building visible from the street, or a different, adjacent land use, display fully finished architectural detail, including finished doors, windows and exterior surfaces identical to, or which complement, the front of the building.

8.2.1.3.6 Require landscaping treatment on any part of a building site which is visible from the street or a different, adjacent land use.

8.2.1.3.7 Consider contrasting paving for pedestrian crosswalks in order to increase pedestrian safety while adding visual interest to the streetscape.

8.2.1.4 Goal: Preservation of all Hamilton neighborhoods as attractive residential environments.

Policies:

8.2.1.4.1 Encourage and support neighborhood property owner associations which work to improve their communities.

8.2.1.4.2 Enhance neighborhood identity with landscaped, fenced or walled boundaries and distinctive neighborhood entrance treatments.

8.2.1.5 Goal: Non-residential properties which enhance the image of Hamilton.

Policies:

8.2.1.5.1 Review site plans for commercial and non-residential projects. To this end:

- Discourage rectangular buildings parallel to street frontage, including:
  - ○ Require the on-site building layout to be staggered, increasing visual interest and identity.

- Require structural positioning which provides visibility for the whole site, promoting visual interest and security.
- Adjust setback distances according to the height of the structure(s) on the site.

8.2.1.5.2 Require mature landscaping be used to define and emphasize entrances, including those areas lying between a building and its parking lot.

8.2.1.5.3 Require on-site outdoor storage areas to be fully screened from view with a combination of walls and landscaping.

8.2.1.5.4 Encourage non-residential architecture which establishes identity, captures interest and is appropriately scaled to its environs. To this end:

- Encourage a strong geometry of buildings to increase visual interest.
- Ensure the architectural scale relates to the mass of the building(s) to the proposed use.
- Encourage architecture which disaggregates massive buildings into smaller parts, responsive to human scale.
- Encourage variations in roofline and parapet treatments to add design interest.
- Encourage the incorporation of varied planes and textures.
- Encourage "shadow play" through the use of deeply recessed or projected building features, including: pop-out window masses, built-up relief details, cornices, windows, trim and entrances.
- Encourage the use of natural, rather than manufactured building finishes and materials.

8.2.1.5.5 Require appropriate and attractive roof treatments, and require concealment of all roof-top mechanical equipment.

8.2.1.5.6 Enhance the identity and attractiveness of commercial centers.

8.2.1.5.7 Encourage commercial development to incorporate theme elements in the Spanish Eclectic tradition to promote Hamilton's historical significance and public use of the center. Theme elements can include:

- Outdoor cafes,
- Patios and plazas,
- Kiosks,
- Flag courts,
- Fountains,
- Gardens,
- Outdoor markets,
- Trellises and arbors,
- Colonnades and arcades,
- Bell towers,
- Theme towers,
- Galleries,
- Clerestories, and
- Clock standards.

8.2.1.5.8 Encourage commercial projects to include internal features which are designed to draw pedestrians from building to building, or patio to courtyard.

8.2.1.5.9 Encourage the use of commercial site landscaping techniques which increase the pedestrian's pleasure in the immediate environment. To this end:

- Vary the texture of paving at all project entries, at pedestrian crossings, or at gathering areas in order to provide accent and break the monotony of concrete walkways.
- Shade all waiting areas from the sun, including bus stops and turn-outs.

8.2.1.5.10 Encourage bus shelters and bicycle racks to be incorporated in all commercial projects, as appropriate.

8.2.1.5.11 Ensure that all new and remodeled public buildings, service areas, storage facilities, and gathering places meet the design standards required of private development. To this end:

- Ensure that all new and remodeled public buildings are aesthetically attractive.
- Screen city service, maintenance and storage areas from public view with fencing and landscaping to improve the streetscapes in which they are located.

8.2.1.6 Goal: Preservation and enhancement of those structures and/or landmarks which are representative of historic Hamilton.

Policies:

8.2.1.6.1 Encourage the adaptive reuse of historic structures, preserving the harmony and integrity of the structures and their neighborhoods. To this end:

- Renovate building facades to retain, as closely as possible, their historic character.

- Protect and enhance design features associated with historic Hamilton including street trees, gardens, mature trees on existing lots, and street furniture.

- Renovate historic structures with materials and designs compatible with Hamilton's architectural heritage.

- Incorporate historically and architecturally significant buildings into new projects, encouraging developers to renovate or restore those buildings which are considered candidates for nomination to the National Register of Historic Places.

8.2.1.6.2 When preservation of a significant site is not practical, ensure that the adverse impacts of the proposed project are mitigated in accordance with NEPA and CEQA, as well as with other City policies and procedures, including the following (or as required by the City):

- A site investigation under the supervision of a person qualified in his/her respective field, approved by the City, and certified by the County. Whenever possible, students and other residents, as well as organizations, should be encouraged to assist in the investigation.

- A report describing the site, its significance, and recovered data, and the recovered data, photographs and notes, should be deposited in an institution where they are available to the public, and the academic and scientific community. Provision should be made for the return of these materials at such time as the appropriate facilities for their public display, study, or use are available.

- In the case of archeological data recovery excavations, the cost should be the responsibility of the project applicant.

Issue: Frequently the first impression of any development is from the parking lot. Thus, it is extremely important to locate, configure and landscape parking areas to project the desired image.

8.2.1.7 Goal: Parking facilities with design amenities.

Policies:

8.2.1.7.1 Encourage off-street parking as the predominant method of parking.

8.2.1.7.2 Parking requirements should be adequate to meet the needs of specific uses, but they should be minimized to reduce the size of the paved parking area. Small parking lots are usually preferable to large lots.

8.2.1.7.3 Locate parking on the site to de-emphasize the visual impact. Preferable locations of parking lots is to the rear and side of parcels, except for retail situations, where it is recognized that visibility of available parking is desirable. Avoid parking directly against buildings to allow adequate space for walks and landscape screening.

8.2.1.7.4 Separate parking from the street with low berms and a low solid barrier such as a hedge or wall, to soften the visual effect of car grillwork and paving. Consider perimeter planting of trees and shrubs to screen and control the adverse visual impact of parking lots.

8.2.1.7.5 Parking and driveway areas should be landscaped with trees and shrubs. Landscaped beds protected by curbs should be provided at the end of each row of parking. Trees should be used in islands to relieve visual monotony, to provide shade, and to reduce glare.

8.2.1.7.6 Encourage the continuous connection of planters, rather than isolated tree wells, in the design of new parking areas.

8.2.1.7.7 Encourage parking lot design which breaks up parking areas with landscaped belts.

8.2.1.7.8 Encourage the inclusion of pedestrian amenities in parking areas including:

- Pedestrian walkways clearly marked with striping or textured paving.
- Bus waiting areas, benches, public telephones and other features for the convenience and safety of parking area visitors.

8.2.1.7.9 Provide separate access for service trucks.

8.2.1.7.10 All garbage can and dumpster container areas shall be screened on at least three sides with an opaque fence or wall of sufficient height to block views of the containers. In addition to the enclosure screening, plant material and earth berms shall be used for general screening of the trash collection areas from view of main roads, sidewalks, and building entrances. Garbage can and dumpster container areas should be directly accessible by paved parking lot or service roads.

Issue: Site furnishings are elements found in the exterior environment of HAAF. These elements include benches, trash receptacles, planters, tree grates, paving, flagpoles, lighting, drinking fountains, and picnic tables. The appearance of HAAF can be enriched through the development of a family of elements that are related to each other by compatibility of material, color, form and design detail.

8.2.1.8 Goal: Attractive street furniture, appropriate to each area of Hamilton.

Policies:

8.2.1.8.1 On the Mainside of HAAF, site furnishings should support the Spanish-motif theme.

8.2.1.8.2 Locate seating in response to the user's need for resting, waiting, socializing, or lunchtime activities. Benches should be placed adjacent to walkways, entryways, ramps, and stair areas, and at bus stops. Locate benches where they will receive sunlight.

8.2.1.8.3 Drinking fountains shall be provided along walkways and hard-surfaced paved areas, eating areas, and outside recreation areas. Drinking fountains shall be provided for the handicapped.

8.2.1.8.4 Locate telephone booths in highly visible locations for convenience and security from vandalism. Place all service line wiring underground. Provide lighting for nighttime use.

8.2.1.8.5 Trash receptacles shall be highly visible and immediately available for effective litter control. Locate receptacles conveniently and strategically along sidewalks, near major walkway intersections, building entrances, benches, vending machine areas, and recreation and picnic areas.

8.2.1.8.6 Use bollards to control traffic and to separate vehicular traffic from pedestrian traffic.

8.2.1.8.7 Memorial and commemorative plaques may be designed as an integral part of a building or landscape feature. They should be compatible with the architectural character of their settings in terms of their scale, materials and details.

8.2.1.8.8 Provide planters and tree grates where landscaped areas are not available. They shall be located in plazas, patios, building entrances, and other areas where in-place landscaping areas are not available.

8.2.1.8.9 Locate kiosks in areas of high pedestrian use and visitor traffic areas.

8.2.1.8.10 Use bicycle racks where warranted by demand. They should be located near building entrances where they are open to visual surveillance, but do not impede traffic flow. Locate bicycle racks at major destination points for commuter and recreational bicyclists: at office buildings, the gymnasium, the theater, and other commercial areas.

8.2.1.8.11 Provide trash receptacles in convenient locations.

Issue: Exterior lighting performs a number of functions related to nighttime safety, security, pathfinding, and illumination of landmarks or special features. It should be designed as a coordinated system that is functional, attractive, efficient and easy to maintain.

At HAAF, there is a wide variety of lighting types and designs, resulting in inconsistency in the lighting fixtures or spacing. Many roadway fixtures are located on buildings; therefore, many streets are poorly lit or not lit at all. The general effect is of a roadway lighting system that contributes to visual clutter while performing inadequately in some areas.

8.2.1.9 Goal: Aesthetically pleasing, functionally adequate outdoor lighting.

Policies:

8.2.1.9.1 Develop a standardized lighting system along HAAF's primary roadways.

8.2.1.9.2 Require uniformity in street lighting standards within each neighborhood, commercial area and public space. Lighting designs that complement the setting, age, character, building, and landscape should be used.

8.2.1.9.3 Minimize outdoor lighting intrusion into residential neighborhoods.

8.2.1.9.4 Lights should not blink, flash or change intensity.

8.2.1.9.5 Encourage energy efficient outdoor lighting in new development and, when feasible, as a replacement for existing, high energy outdoor lighting.

8.2.1.9.6 Provide adequate lighting for safety and security.

8.2.1.9.7 Architectural landmarks, entry areas, monuments, and similar features shall be lighted with low-level spotlights, floodlights or wall lights. The light source should not be visible.

Issue: One method to improve HAAF visual environment is to provide screening of unsightly views (i.e., parking lots, storage areas, trash dumpsters, electrical substations, mechanical equipment, etc.). Screening for housing privacy is also an issue. Existing fences used for screening are not standardized in appearance.

8.2.1.10 Goal: Attractive and functional walls and fences throughout Hamilton.

Policies:

8.2.1.10.1 Encourage walls and fences which protect security without detracting from the appearance of streets, alleys and other public ways and spaces.

8.2.1.10.2 Discourage the use of chain link fencing and barbed wire. When they are necessary, require their screening with vines, shrubs and other appropriate landscaping.

8.2.1.10.3 Encourage the use of landscaping, vines and other decorative materials to improve the appearance of walled properties in residential areas.

8.2.1.10.4 Trash enclosures and other walls/fences which are incidental to the primary use within a Planning Area should be of a compatible architectural design to the primary buildings and structures.

8.2.1.10.5 Whenever possible, encourage electrical vaults to be placed underground. Where electrical vaults must be above ground, require these installations to be aesthetically screened.

Issue: In general, the existing signing system at HAAF detracts from the overall image of the base exterior by cluttering and confusing the street scene. There is little consistency of sign design, style, color, typeface, location, etc. Signs are not always in harmony with their architectural or landscape settings. Signs are small and often difficult to read; an example is the base directory sign. There are conditions where excessive information is being conveyed, resulting in confusion and potential traffic hazards.

8.2.1.11 Goal: Attractive and appropriate signage throughout Hamilton.

Policies:

8.2.1.11.1 Establish a sign program that is coordinated and consistent, while offering flexibility.

8.2.1.11.2 Establish the boundaries of Hamilton by marking major entries with uniform signs, landscaping and illumination.

8.2.1.11.3 Encourage the use of uniformly designed entry monuments to identify both residential and non-residential areas.

8.2.1.11.4 Require and enforce master sign programs to be developed and maintained in commercial and other non-residential areas.

8.2.1.11.5 Minimize the number of signs.

8.2.1.11.6 Use standard typography on all signs for effective communication.

8.2.1.11.7 Entry signs shall be integrated with the environment of the entrance.

8.2.1.11.8 Signs attached to buildings shall be composed with existing architectural features.

8.2.1.11.9 Avoid freestanding signs where possible, and consider motorist and pedestrian safety in sign location.

8.2.2 GOALS AND POLICIES RELEVANT TO SPECIFIC PLANNING AREAS

Planning Area 1: Rafael Village

Issue: Rafael Village is the most visible Planning Area of HAAF and should become an aesthetically appealing asset to Novato.

8.2.2.1 Goal: Rafael Village as an attractive neighborhood.

Policies:

8.2.2.1.1 Ensure that all new residential development and renovation is compatible with the architectural scale, massing and landscaping of adjoining neighborhoods. To this end:

- Landscape plans for new residential development shall complement neighboring lots, buffer adjoining land uses, and ameliorate variations in size, setbacks or architectural character of nearby buildings.

- New development shall relate structural size and bulk, placement of doors and windows, and setbacks, colors and materials to be compatible with the existing neighborhood.

- Prohibit scale extremes in development, so that multi-story buildings are never allowed adjacent to single-family, low rise residences without adequate setbacks.

8.2.2.1.2 Encourage multi-family residential development which incorporates innovative design appropriate to its site and environs. To this end, encourage multi-family residential site planning which provides residents with shared open space, semi-private common areas and recreational facilities.

8.2.2.1.3 Ensure that new residential development does not front along Ignacio Boulevard (i.e., driveway access).

8.2.2.1.4 Ensure that residential development enhances the streetscape within its neighborhood. To this end:

- Walls protecting residential development shall be landscaped with vines, and/or with trees and shrubs in the setback area.

- Encourage curvilinear wall alignments and meandering sidewalks along the peripheries of residential development.

- Require new residential development to incorporate shade trees on new streets.

8.2.2.1.5 Ensure that residential development avoids architectural monotony. To this end:

- Avoid boxy structures.
- Encourage varied wall and roof lines.
- Relate setback distances to the height of the proposed building in multi-family residential development.

8.2.2.1.6 Ensure that residential development is compatible with its environment. To this end:

- Encourage the incorporation of outdoor features compatible with Northern California's climate including colonnades, patios, automobile courts and the like.

- Encourage architecture consistent with Northern California traditions, including modern interpretations of California Bungalow, shingle, Monterey, California Ranch, Mission and Spanish Colonial.

- Encourage the use of natural materials, including river rock, brick, wood timbers, glazed and unglazed tile.

8.2.2.1.7 Use the environmental review process to ensure that the environmental and aesthetic qualities of residential projects meet Novato standards and the policies identified in this document.

8.2.2.1.8 If the mature trees in the Planning Area are determined to be healthy, the master developer shall consider retaining as much of the streetscape as possible.

8.2.2.1.9 Underground overhead utility lines if required by the City.

8.2.2.1.10 At subsequent levels of planning, a detailed design program shall be established to address: architecture, landscape/ streetscape, street furniture, lighting, and like design components. The design program shall be compatible with the adjacent neighborhoods. (It should be noted that this is one of two Planning Areas in which Spanish Eclectic architecture is not specifically being recommended.)

Planning Area 2: Capehart Housing

Issue: The existing structures in Capehart Housing are unattractive, with carports used for storage, creating a cluttered feeling.

8.2.2.2 Goal: Capehart Housing as an attractive neighborhood.

Policies:

8.2.2.2.1 At subsequent levels of planning, a detailed architectural improvement program shall be prepared to address: facade treatments, carport/garage treatments, street furniture and like design features. The architectural improvement program should identify architectural treatments with other design features which are compatible with the architectural style(s). The Spanish Eclectic architectural style is not required in this Planning Area.

8.2.2.2.2 If feasible, underground utility lines.

8.2.2.2.3 Preserve and maintain the existing mature streetscape.

8.2.2.2.4 Preserve and maintain the open space areas.

Planning Area 3: Spanish Housing

Issue: This is the premiere residential area at Hamilton, as such, it should be preserved and maintained.

8.2.2.3 Goal: Preservation and enhancement of Spanish Housing.

Policies:

8.2.2.3.1 Maintain and enhance the existing Spanish architectural detailing of the structures in the Planning Area.

8.2.2.3.2 Ensure that utility structures include details consistent, or compatible, with the existing Spanish architectural styles.

8.2.2.3.3 Maintain and enhance the landscaping in the Planning Area. To this end, enhance the streetscape in the Knoll Housing area.

8.2.2.3.4 During the Master/Specific Plan process, consider limiting fences on property lines in the single-family residential areas to retain the existing open character and views.

Planning Area 4: Commissary Triangle

Refer to issues, goals and policies in Section 8.2.1 which addresses non-residential uses, Spanish-style architecture, compatibility of land uses, parking, landscaping, and other related design issues.

Planning Area 5: Exchange Triangle

Refer to issues, goals and policies in Section 8.2.1 which addresses non-residential uses, Spanish-style architecture, compatibility of land uses, parking, landscaping, and other related design issues.

Planning Area 6: Town Center

Issue: The Town Center is the primary focal point at Hamilton with historic buildings which are architecturally significant.

8.2.2.4 Goal: Preservation and enhancement of the Town Center.

Policies:

8.2.2.4.1 Any new construction shall be a Spanish architectural style consistent with the existing structures in the area.

8.2.2.4.2 The existing landscaped median shall be extended to create the one acre park/plaza. The park shall be landscaped with similar or complimentary landscape materials as the median is at present. Appropriate street furniture shall be provided (i.e., sitting areas, fountains, lighting, etc.).

Refer to issues, goals and policies in Section 8.2.1 which addresses non-residential uses, Spanish-style architecture, compatibility of land uses, parking, landscaping, and other related design issues.

Planning Area 7: Hospital Hill

Issue: The removal of all the structures on Hospital Hill offers unique design opportunities.

8.2.2.5 Goal: An aesthetically appealing development atop Hospital Hill.

Policies:

8.2.2.5.1 Preserve and maintain the wooded hillsides to the extent feasible.

8.2.2.5.2 Preserve and enhance the landscaped island in front of the existing Hospital, if feasible.

Planning Area 8: Bowling Alley

Refer to issues, goals and policies in Section 8.2.1 which address non-residential uses, compatibility of land uses, Spanish-style architecture, parking, landscaping, and other related design issues.

Planning Area 9: Officers' Club

Refer to issues, goals and policies in Section 8.2.1 which address non-residential uses, compatibility of land uses, Spanish-style architecture, parking, landscaping, and other related design issues.

Planning Area 10: Ballfields

Refer to issues, goals and policies in Section 8.2.1 which refer to parking, lighting, and street furniture.

Runway

Conversion of the runway to wetlands will result in a natural open space with potentially high visual quality. As with most open space areas, appropriate maintenance will prove critical in retaining high visual quality. Please refer to the EIS prepared for the runway by the U.S. Army Corps of Engineers.

NHP Master Plan

The approved NHP Master Plan and Design Guidelines contain extensive design guidelines to maintain and create high visual quality in the NHP Master

Plan area. The reader is referred to these documents for additional information.

9.0 IMPLEMENTATION PLAN

9.0 IMPLEMENTATION PLAN

After approval of this Community Reuse Plan, the Navy will initiate the environmental review process through preparation of an Environmental Impact Statement (EIS) in accordance with NEPA, using the Reuse Plan land use plan as the preferred alternative. Once this process and the other federal requirements have been met by the Navy (such as cleanup of hazardous materials and compliance with Section 106 of the National Historic Preservation Act), the property will be transferred from the military to private hands.

The Reuse Plan is an advisory document developed to provide direction for the civilian reuse of excessed military property as the first step in its transfer to civilian hands. The Reuse Plan confers no entitlements on the property; that is the responsibility of the City of Novato through the Master/Specific Plan process and subsequent processes. This Master Plan/Specific Plan process will further refine the land use and policy direction of this Reuse Plan. Reuse implementation will not be allowed until all City planning processes are completed and all fiscal issues resolved with no negative fiscal impacts to the City of Novato.

Consistent with the previously approved Hamilton Army Airfield Phase I and II entitlement procedures (i.e., the NHP Master Plan development areas), it is anticipated that this remaining area (Phase III) would be zoned P-C (Planned Community) District with a General Plan designation of Specific Plan. The purpose of this land use designation is to permit flexibility in physical design and land use arrangements and encourage developments which are sensitive to, and respect, the unique character of the property in general accordance with the Reuse Plan policies. The Planned Community District requires the approval of a Master Plan, which shall constitute a "Specific Plan" as permitted by Section 65450 of the California Government Code. The approved Master Plan for the Phase III area would include (but not be limited to) development regulations, land uses, conditions, public facilities, and physical features of the project area. Additional environmental review will be required at the Master Plan level of planning.

In order to implement development within each of the Planning Areas of Phase III, approval of Precise Development Plans are a requirement of the PC District. The Precise Plans will provide criteria for all or a part of each of the planning areas within the approved Master Plan. Part of this process would be the preparation of subdivision maps to create individual legal lots so that property may be conveyed. Plans and documents that depict site plan level data including grading, architecture, landscaping, primary and accessory structures, infrastructure plans and soils information is required for evaluation prior to action by the City. Only upon approval of Precise Development Plans could the project proceed to the building permit stage.

In the interim between closure of the facility by the Department of Defense and implementation of a development that will reflect this Reuse Plan, the following will happen:

- Utility service will be discontinued.
- The Navy will provide "bare minimum" maintenance and security for the property, until the fee title transfers from federal possession.

This condition could exist (in some incremental manner) for 10 to 15 years or longer, unless some unique arrangement to bring on a master developer to implement the plan is achieved. If this is the case, the facilities could be brought on line in as little as three years.

9.1 GOALS AND POLICIES

Issue: A number of factors may delay the conveyance of land from the Department of Defense to public and private ownership (i.e., toxic cleanup, delays in the environmental review and local entitlements process, etc.).

9.1.1 Goal: Conveyance of land in an expeditious manner.

Policies:

9.1.1.1 Develop a program by which a master developer may be established to more readily facilitate the conveyance of the property. This is expected to occur through an open and competitive process. A Master/Specific Plan will be prepared to further refine the land uses in the reuse area.

9.1.1.2 Subdivide clean parcels early to fast track their disposition.

9.1.1.3 Whenever possible and appropriate, studies should be prepared concurrently to expedite the conveyance of land.

Issue: Community safety and appearance may be adversely impacted during the time period between base closure and the conveyance of land to public and private ownership.

9.1.2 Goal: A safe, maintained environment during the interim period, prior to development.

Policies:

9.1.2.1 Utilize interim leases as a mechanism to prevent urban blight and avoid safety problems. To this end, lease existing buildings at low rates to offset building upgrade costs made by tenants.

9.1.2.2 Fast track the interim lease process so that uses requesting an interim lease are not delayed by the lengthy environmental review process and the need for local entitlements.

Issue: Adequate maintenance is critical to the visual quality, safety and habitat value of the open space areas of HAAF.

9.1.3 Goal: On-going maintenance of open space.

Policy:

9.1.3.1 Open space areas designated in the land use plan will be maintained in perpetuity through any of a variety of methods, including open space districts, homeowners associations, landscape maintenance districts and private maintenance agreements agreed upon during Master Plan/Precise Plan approvals.

Issue: The reuse of Hamilton has potential fiscal impacts for the City of Novato.

9.1.4 ***Goal:*** A viable plan for the reuse of Hamilton.

Policies:

9.1.4.1 Prior to implementation of any aspect of the reuse of the Department of Defense property, the City of Novato will require the resolution of negative fiscal impacts on the City of Novato and its residents which could result from implementation of any aspect of this Reuse Plan.

9.1.4.2 Any reuse proposal submitted to the City of Novato will be required to be accompanied by an Economic Implementation Plan which will identify any potential fiscal impacts on the City and its residents as well as the measures to be implemented resolving negative fiscal impacts.

APPENDICES

HAMILTON PLANNING AGREEMENT

HAMILTON REUSE PLANNING AGREEMENT

THIS AGREEMENT, made and entered into this 15th day of March, 1994, by and between the City of Novato, a municipal corporation of the State of California (the "City"), and the County of Marin, a political subdivision of the State of California (the "County").

WITNESSETH

WHEREAS, the Hamilton Air Force Base site and related facilities scheduled for closure by the federal government (the "Site", as hereinafter defined) are located within the City of Novato and therefore the City has land use and service authority and responsibility for the Site; and

WHEREAS, for purposes of this Agreement, the Site shall be defined to mean the Hamilton Field properties owned by the federal government including the areas known as Rafael Village. For purposes of preparing a reuse Plan for the Site, the master plans and other plans approved by the City for the New Hamilton Partners (NHP properties) shall be incorporated into the Plan so as to provide accurate information as to the uses proposed and approved for the NHP and to assure that the Plan is consistent therewith. In addition, the Plan shall identify the areas now administered by the U. S. Coast Guard. The NHP properties and the U. S. Coast Guard managed lands are more specifically identified in Exhibit Two (2). The process agreed to herein shall not change or modify City, state and/or federal approved plans or legislation for the NHP properties or areas now managed and/or owned by the U. S. Coast Guard which are not subject to federal Base Closure Act provisions.

WHEREAS, the intent of federal base closure legislation and related programs is to consider the interests of all affected jurisdictions in planning for the reuse of former federal military facilities; and

WHEREAS, the City and the County have determined that it would be mutually beneficial to establish a procedure for participating jointly in the preparation of plans for the reuse of the Site to ensure the protection of local and regional interests; and

WHEREAS, the City and the County both desire to maximize opportunities for affordable housing, preservation and enhancement of the environment, quality architectural and landscape design, safety and quality of life for current and future users of the Site and the surrounding neighborhoods, economically feasible projects and programs, and broad-based community participation in planning and disposition of the Site;

NOW, THEREFORE, BE IT RESOLVED that the City and the County agree as follows:

AGREEMENT

1. Planning Principles

The City and the County agree to certain planning principles which will shape the outcome of the Hamilton Reuse Process including:

a. A priority shall be given to maximizing affordable housing resources by providing for moderate-, low- and very low-income households.

b. Recognizing the inadequacy of structures at Rafael Village because of their size, configuration, lack of adequate infrastructure, and compatibility, homeless housing and facilities are not suitable in the Rafael Village area.

c. Long term fiscal impacts of the base reuse plan on the City of Novato shall be considered in the reuse planning process.

d. Only non-aviation uses shall be considered for the Site, and wetlands restoration will be the preferred alternative but not the only alternative for the approximate 700 acres of the Site managed by the U. S. Army.

e. The Site will not be considered a potential site for correctional facilities.

f. The Reuse Plan shall respect and protect the nature and character of the existing neighborhoods surrounding the Site including, but not limited to, Marin Country Club, Lanham Village, Marin Glen, Los Robles, Marin Valley Hillside Estates, Highland Knolls, Loma Verde, Ignacio Creek, Pacheco Ranch, Ignacio Gardens, Domingo Canyon, and Bel Marin.

2. Planning Process

a. The City and the County agree that the reuse planning process contemplated by this Agreement shall produce a reuse plan (the "Plan") that is first discussed and commented upon by an Advisory Commission (the "Commission" or "HAC") made of up to 25 citizens representing various interests appointed in accordance with §6(b), below. A Technical Advisory Committee

("TAC") will be created consisting of staff from the County, the City and other agencies which will provide expert and other technical advice and assistance to the Commission and the Multi-Agency Board (sometimes "MAB", and as defined below).

b. The MAB will recommend adoption of the Plan to the Novato City Council which will have the final authority to review and approve the Plan and refer the Plan to the federal government. The City and the County, through the Multi-Agency Board, will endeavor to reach consensus on the Plan and to cooperate in the planning process for the good of the City and the interests of the region as a whole.

c. In the event the California Environmental Quality Act is determined to apply to the adoption of the Plan, the process required to evaluate the environmental consequences of the Plan will be coordinated with and rely upon -- attempting to avoid duplication where possible -- the process which the United States government intends to follow in preparing and approving an EIS for the closure and planning of the Site. The City Council shall determine the level of environmental review required to prepare the Plan consistent with the City's current guidelines, procedures and practices. If required and to the extent lawfully permitted: (i) the MAB shall be the hearing body to receive comments upon and make recommendations to the City Council as to any draft and final environmental documents necessary to address the merits of the Plan; (ii) the City Council shall have final approval authority over the final environmental document necessary to address the merits of the Plan; and (iii) the City's environmental review guidelines shall be followed, except as modified herein.

d. (1) From the time that the consultants and City staff submit a final, proposed Plan (or final, proposed portion of the Plan) to the HAC, the HAC shall have 45 days within which to review, comment upon and recommend the Plan, or portion thereof. In the event that the HAC fails to so act within said period of time, the MAB shall be free to proceed to produce and recommend its own Plan (or portion thereof) to the City Council and the HAC shall thereafter have no further duties or rights with respect to the Plan or portion thereof, as the case may be.

(2) From the time that the HAC submits its comments on the Plan (or portion thereof) to the MAB, the MAB shall have 90 days within which to review, comment upon and recommend the Plan (or portion thereof) to the City Council. In the event that the MAB fails to so act within said period of time (or, in those instances where the HAC fails to act within the 45 day time period specified in §2(d)(1), within 135 days after the proposed Plan or portion thereof is submitted to the HAC by the consultants and City staff), the City Council shall be free to proceed to produce and adopt its own Plan, or portion thereof, and the MAB shall thereafter have no further duties or rights with respect to the Plan or portion thereof, as the case may be.

(3) From the time that the MAB submits its recommended Plan or portion thereof to the City Council, the City Council shall have 90 days within which to make changes to the Plan or portion thereof and refer changes thereof to the MAB pursuant to §3 below. In the event that the City Council fails to make and refer changes to the Plan or portion thereof, as the case may be, to the MAB within said time period, the Council shall be deemed to have accepted the aspects of the Plan or portion thereof, as the case may be.

(4) Notwithstanding anything to the contrary stated herein, any of the time periods specified in this section 2(d) and in section 7(f) may be extended by vote of the MAB.

3. Approval Authority

The Novato City Council may approve, modify, comment upon and/or reject the recommendations of the Multi-Agency Board. The City Council has the power to make changes to the Plan recommended by the MAB. However, except as to purely technical or clerical changes, the City Council shall not make changes to the Plan recommended by the MAB without first referring the changes back to the MAB for its consideration and further recommendation.

In making its final determination on the Plan, the City Council shall give full and fair consideration to any of the MAB's recommendations. The City Council must approve the Plan prior to its submittal to appropriate federal agencies and other interested parties.

4. Creation of Hamilton Multi-Agency Board

A Hamilton Multi-Agency Board is hereby created by the City of Novato City Council and the Marin County Board of Supervisors and is to be composed of the following:

a. two (2) members of the Novato City Council,
b. one (1) individual selected by the Novato City Council,
c. two (2) members of the County Board of Supervisors, and
d. one (1) individual selected by the County Board of Supervisors.

Each member of the Multi-Agency Board shall serve at the pleasure of the appointing body. An alternate may be appointed for each member of the MAB by the body which appointed that member in the first instance. Each alternate to the Board of Supervisor members of the MAB shall be selected from the Board of Supervisors. Each alternate to the City Council members of the MAB shall be selected from the City Council. Each alternate to the MAB members selected pursuant to Section 4(b) or 4(d) shall be selected from other than the Board of Supervisors or City Council. Such alternate may act with full powers in the absence of the regular representative of the appointing body. No alternate may be an employee or staff of the appointing body.

The Multi-Agency Board shall elect from its own members a chair and vice chair whose terms of office shall be determined by the Multi-Agency Board.

5. Reuse Plan

The Multi-Agency Board shall recommend a Plan that includes policies for the development of the entire Site, designates an appropriate redevelopment authority for various portions of the Site, describes proposed Site disposition activities and other arrangements for the implementation of the Plan.

6. Creation of a Technical Advisory Committee and Advisory Commission

The MAB shall have two subcommittees, the Technical Advisory Committee and a Hamilton Advisory Commission. The specific charges and membership of these subcommittees are described in this Agreement.

a. Technical Advisory Committee. The Technical Advisory Committee shall provide expert and technical advice to the HAC and MAB regarding the Plan, and comment upon and/or recommend all technical planning activities including contracts, work programs, consultant work products, draft Plan documents, and technical reports. The Technical Advisory Committee shall coordinate efforts by public agencies affected by the Plan including utility companies and taxing agencies. The TAC shall consist of one representative professional each from the following agencies (and from any other public or quasi-public agency having facilities or services in the region which would be affected by the Plan) to the extent each agency agrees to contribute a representative:

City of Novato
County of Marin
Marin Housing Authority
North Marin Water District
Novato School District
Community College District
Novato Fire District
Novato Sanitary District
Golden Gate Bridge District

Interested public or quasi public agencies who wish to comment upon or provide assistance to the analysis and/or development of the Plan shall be requested to submit their comments to the TAC. Consultants retained by the City to assist in the planning for the reuse of the Site may provide expertise and other assistance to the TAC if required by the TAC in accordance with the consultant's approved work program.

b. Hamilton Advisory Commission. The HAC shall be composed of up to 25 members and shall identify and discuss issues of concern to residents of the City and County including housing, homelessness, the environment, schools and other issues as they develop as regards base closure and reuse planning. Members shall be appointed by the Novato City Council within 60 days of the signing of this Agreement according to the specific criteria attached as Exhibit One and incorporated herein by reference. Members of the HAC need not be residents of the City of Novato. The HAC (assisted by the TAC) shall review, comment on and recommend the Plan or any portion thereof, submitted to it by the TAC or consultants, and convey its comments and recommendations to the MAB. The HAC shall meet and conduct its activities according to a schedule and budget approved by the MAB.

Prior to making any appointment to fill a current or future vacancy in the HAC (the parties acknowledge that there are currently vacancies on the HAC), the Board of Supervisors shall be entitled to make recommendations to the City Council as to the identity of the persons (or the groups or agencies from whom a representative should be selected) who should fill those vacancies. The City shall give written notice to the Board of Supervisors at least ten (10) days in advance of the meeting at which the City Council intends to fill said vacancies. Only those agencies and/or persons whose names and qualifications are submitted, in writing, to the City Council prior to or at the Council meeting identified in said ten (10) day notice shall be considered by the Council in filling said vacancies. The City Council shall give full and fair consideration to all nominations timely submitted to it by the Board of Supervisors.

7. Duties

The MAB shall perform the following duties:

a. Establish the TAC within 60 days of the signing of this Agreement (each member of the TAC shall be appointed by his/her agency) and establish meeting schedules for the TAC and the HAC with duties as described in this Agreement.

b. Approve all grant applications for reuse planning. The City of Novato will be the grantee for funds raised to support the planning work of the HAC, TAC, MAB and/or City Council.

c. Review consultant and staff work on a periodic basis to provide policy direction to the TAC and the Commission.

d. Review and comment on Plan draft documents.

e. Hold hearings on the Plan.

f. Receive back, review and comment on or revise any revised Plan or portion thereof submitted by the City Council within 45 days of the submittal of the revised Plan or portion thereof from the City Council and re-transmit the MAB's comments or revisions to the said Plan or portion thereof to the City Council within said 45 day period. In the event that the MAB fails to review, comment upon, revise and re-transmit the MAB's comments or revisions to the Plan or portion thereof to the City Council within said 45 day period, the MAB shall be deemed to have accepted the City Council's revisions thereto and thereafter the MAB shall have no further duties or rights with respect to the revised Plan or portion thereof, as the case may be.

g. Seek to achieve consensus on the ultimate Plan and disposition of the Site to ensure protection of the interests of citizens of the City of Novato and the region.

None of the duties contained herein shall be deemed to be a delegation of land use authority or other police powers within the respective jurisdictions of the parties.

8. Powers

The MAB is hereby authorized to do all acts necessary to carry out the duties described in Section 7 provided same are consistent with this Agreement.

9. Meetings

Regular meetings of the MAB, the Technical Advisory Committee, and the HAC shall be held at such times and places as established by the MAB. All such meetings, including regular, adjourned or special meetings shall be called, noticed, and conducted in accordance with the provisions of the Ralph M. Brown Act, Sections 54950 through 54960 of the Government Code of the State of California, and shall be held in the City of Novato. The City Council shall televise or tape for later broadcast all meetings of the HAC and MAB.

10. Quorum

Four out of six members of the MAB shall constitute a quorum for transacting business except that less than a quorum may adjourn a meeting.

11. Voting

Except for adjournment, a vote of four out of six members of the MAB will be required for all actions.

12. By-laws

The MAB may adopt rules, consistent herewith, for the conduct of its affairs as may be required.

13. Staffing

Primary staff for the MAB, the TAC, and the HAC shall be provided by the City of Novato.

City of Novato staff shall manage all consultants and contracts required as a part of the Novato reuse planning effort in accordance with work programs and contracts approved by the MAB, and the City Council, all in conformance with Federal requirements.

14. Funding

Funding for the Plan and the activities of the MAB will be derived from Federal and other grants that may be obtained by the City of Novato and/or the County for the reuse planning effort.

Additional funding may be made available by the City or the County. In-kind services of staff and consultants may be provided by the City or the County.

15. Amendments to the Agreement

Amendments to this Agreement must be in writing and approved by the County Board of Supervisors and the Novato City Council.

16. Execution of Agreement

This Agreement shall become effective when representatives of the City and the County have executed it and shall continue in full force and effect for ten (10) years, unless earlier terminated as provided herein.

17. Termination

This Agreement may be terminated by either the City or the County upon 90 days written notice to the parties to this Agreement.

IN WITNESS WHEREOF, the parties hereto have entered into the Agreement the day and year first above written.

CITY OF NOVATO

BY: Cynthia L. Murray

Title: Mayor

COUNTY OF MARIN

By:

Title: Chairman, Marin County Board of Supervisors

AGREEMENT TO PRINCIPLES FOR AFFORDABLE HOUSING

AGREEMENT TO PRINCIPLES FOR A PLANNING AGREEMENT FOR AFFORDABLE HOUSING AND HOMELESS SUPPORT FACILITIES AT HAMILTON ARMY AIR FIELD

HAMILTON REUSE PLANNING AUTHORITY
THE NEW HAMILTON PARTNERSHIP
HAMILTON HOMES TASK FORCE
HOUSING COUNCIL

Purpose

The purpose of this statement of intent is to provide Robert Bein, William Frost and Associates, Master Consultant for the reuse planning effort, specific initial guidance and to eliminate the need to spend time synthesizing the initial goals of the signatories to this agreement. This will hopefully allow the planning process to fit within the required 9 months. This statement of intent of the parties outlines principles and objectives for the reuse of the Hamilton Army Air Field as they apply to the inclusion of affordable housing and homeless support facilities. While preliminary in nature and subject to modification based on information developed in the reuse process, it presents a framework for planning that will allow the participating agencies and organizations to effectively design and analyze alternatives that meet the objectives of the community at large. In no way, however, is this Agreement to be construed, nor does it constitute, a binding agreement on the parties hereto as to (i) any particular development, facility or housing scheme, (ii) the type, nature or size of facility, (iii) the number of location of residential or habitable units, and/or (iv) the nature or income level of the residents of such facilities and units, for very-low, low-, moderate-income and/or homeless persons. The sole purpose of this document is to identify those issues which the parties desire the Master Consultant to study. In acting upon the Reuse Plan or any aspect of it, the failure of any party to ultimately agree to any particular principle, goal, directive, instruction, desire or objective as articulated in this document shall not be deemed a violation of this Agreement. While any plan involves compromise, it is the opinion of the parties to this statement of intent that a reuse plan that is ultimately consistent with these planning objectives will produce a viable community with benefits for the broadest range of constituents within the City of Novato and the County of Marin.

Principles and Objectives

This planning agreement specifically addresses the need for affordable housing as well as facilities and programs for homeless residents of Marin. These are not the only issues that must be addressed in planning the reuse of Hamilton Army Air Field, but they are intended to be considered as part of the planning process. The DOD/OEA Hamilton Army Air Field Community Reuse Plan Grant Application stated that the following was one of the three objectives of the planning process:

> "The Community Reuse Plan will strive to identify affordable housing opportunities to satisfy a significant portion of the local affordable housing needs and methods to help the homeless."

Furthermore, the first of six planning principles agreed to by the City of Novato and the County of Marin in the March 10, 1994 Hamilton Reuse Planning Agreement was that:

> "A priority shall be given to maximizing affordable housing resources by providing for moderate-, low- and very low-income households."

These objectives are consistent with the primary objective of the Hamilton Homes Task Force ("HHTF") which is to:

> "Work toward the development of an economically integrated community at Hamilton Army Air Field (HAAF) by providing housing to meet the needs of individuals and families who are unable to afford market rate housing elsewhere within the local community"...by providing "a broad spectrum of affordable housing opportunities including emergency shelter, transitional housing and affordable housing for both rental and sale."

In order to define these objectives further as an aid to preparing and analyzing site planning alternatives during the reuse process, the parties to this statement of intent desire that the following non-binding guidelines be followed by the Master Consultant in performing its planning function:

1. HAAF should be designed to include a broad range of housing alternatives including very low-, low-, and moderate-income housing, senior housing and congregate care facilities in all categories below, as well as market rate housing. The needs of providing for persons working within the County and not living in the community shall be a priority. This housing should include for-sale and rental alternatives in order to create a broad economic base and long term stability within the community. Specifically, it is anticipated that:

    a. The term "affordable housing" means housing for rent and for sale that is affordable to very low-, low-, and moderate-income households, using definitions and incomes levels provided by the U.S. Department of Housing and Urban Development. (The most recent HUD income schedule is attached.) The rental housing should be affordable to the very low- and low-income households. The ownership housing should be affordable to low- and moderate-income households.

    b. Market rate housing should be provided at three locations on the base: The New Hamilton Partnership development, Rafael Village and Spanish Housing. City approvals for the New Hamilton Partnership project include requirements for affordable housing. Rafael Village and Spanish Housing should include a reasonable number of affordable housing units. The New Hamilton Partnership development will also contain commercial and industrial development which is considered an important component in the ultimate development of an economically integrated Hamilton community.

c. Knolls, Hillside and Capehart should be programmed for use as affordable and transitional housing, covering the broad spectrum of moderate-, low- and very low-income households referenced in the Hamilton Reuse Planning Agreement. It is expected that the reuse plan will produce a financing program that will provide for the renovation of this housing and other non-residential property.

d. The existing Navy housing located at Rafael Village should be renovated or redeveloped in the best interests of the community at large. This may require the redevelopment of the area in its entirety. It is likely that redevelopment of this site will result in a significant increase in the value of this housing overall, and thus it is our objective to mitigate against the loss of affordable housing stock by incorporating affordable replacement housing. In addition to the objective of developing a site plan that will complement the surrounding neighborhoods, our planning objectives should include maximizing the housing opportunities up to the number of units currently in place.

2. HAAF should include a permanent emergency shelter with a maximum capacity of 80 beds, although actual occupancy is expected to fluctuate according to local demand from time to time. The new "clean and sober" facility should replace the temporary shelter operating on The New Hamilton Partnership site and should include quantifiable programmatic activities and year round support. The shelter should be designed, managed and located with the objectives of: i) providing a hospitable living environment and appropriate and proximate support facilities for counseling, education and training, ii) minimizing any adverse visual or economic impacts within the community and iii) providing for the safety and stability of the community at large.

3. A reasonable number of transitional housing units (HUD uses a Federal objective of at least 10% of existing military units) with dedicated provider support should be included on the base. It is likely that the transitional housing facilities would be owned and managed centrally by an umbrella entity, with subletting of facilities to individual local providers according to need and capacity. These units should be dedicated to providing assisted support for terms of approximately 6 months to 2 years. While the unit locations and types have yet to be determined, they should be integrated within the Navy housing areas on the base as much as possible in order to create a diversified community and avoid any stereotyping of specific property types or locations.

4. Other non-residential facilities for the purpose of child care, counseling, job training, shared office space, organic gardening, economic development and general storage and support should be included to support the shelter, transitional housing and other residents on the base and in the community. As with the residential housing, it is the objective of all parties that these facilities be renovated and upgraded in order that they not be detrimental to the long term stability of the community or the value of other properties at Hamilton.

5. The transitional housing and homeless support facilities to be provided at Hamilton are intended to increase the housing resources available to residents of Marin County and are

not intended to be substitute facilities for other comparable facilities currently located elsewhere in the County. With the exception of the aforementioned temporary shelter in Novato, existing facilities elsewhere in Marin will not be closed and relocated to Hamilton as that would defeat the purpose of adding to the existing supply of transitional housing and homeless support facilities.

It is our mutual objective that this new community be a viable long term asset to the City of Novato and the County of Marin. Its fiscal impacts are thus an important element to be considered in allocating uses to Hamilton. As such, each of the parties to this Agreement are dedicated to ensuring that Hamilton Army Air Field is redeveloped as a socially viable, physically attractive and economically affordable community for the broadest possible economic range of Marin County residents, within the ability of the City of Novato to provide municipal services to this new segment in its jurisdiction.

Representing Hamilton Reuse Planning Authority	Representing Hamilton Homes Task Force (Subcommittee of Marin Continuum of Housing and Services Group)
Representing The New Hamilton Partnership	Representing Housing Council (Subcommittee of Marin Continuum of Housing and Services Group)

FISCAL ANALYSIS
PREPARED BY KEYSER MARSTON ASSOCIATES, INC.

SUMMARY OF FINDINGS
ASSESSMENT OF FINANCIAL FEASIBILITY
AND
MUNICIPAL FISCAL IMPACTS

HAMILTON ARMY AIRFIELD HOUSING PLAN
NOVATO, CALIFORNIA

PREPARED FOR:

ROBERT BEIN, WILLIAM FROST & ASSOCIATES
AND
CITY OF NOVATO

PREPARED BY:

KEYSER MARSTON ASSOCIATES, INC.

NOVEMBER 1995

Summary of Findings
Assessment of Financial Feasibility
and
Municipal Fiscal Impacts

Hamilton Army Airfield Housing Plan
Novato, California

Prepared for:

Robert Bein, William Frost & Associates
and
City of Novato

November 1995

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I. INTRODUCTION

A. *Background and Purpose of Analysis*

This assessment of financial feasibility and fiscal impacts has been undertaken as part of the Reuse Plan that is currently being prepared for Hamilton Army Airfield. In August, 1995 the Multi-Agency Board (MAB) adopted a preliminary Housing Plan (HP) for the approximate 1,255 dwelling units to be either built or rehabilitated on the Base and sold for civilian use. The adopted Housing Plan defined a program for each of the four housing planning areas on the base, establishing a mix between ownership and rental housing, the number of transitional housing units, and the number of deed restricted units to be made affordable to households with incomes that range from less than 50% of the area's median income to up to 120% of the area's median income. The HP reflected consideration of: the physical strengths and weaknesses of the existing housing stock, affordable and transitional housing policy objectives, community concerns, and general economic perceptions.

The HP was adopted with the understanding that the economic viability and fiscal impacts of each element of the Plan would be evaluated and adjustments would be made in order to create a plan that is:

(1) Economically viable, i.e., the sales revenues from the disposition of the property assuming the HP will exceed the cost of providing infrastructure and rehabilitation improvements; and

(2) Fiscally sound, i.e., the cost of providing municipal services will not exceed the amount of local tax receipts generated by the project.

B. *Key Findings of the Analysis*

(1) The adopted Housing Plan (as a whole) is economically sound. The property's reuse value (given the Plan's inclusionary requirements) is estimated to range from approximately $10.7 million to $16.7 million. The value estimate excludes any adjustments to mitigate the fiscal deficits to be generated by the Plan. It is the City's policy that in order for the Plan to be receive the necessary entitlements, a plan will need to be in place to fully mitigate the projected deficits. The mitigation plan will affect the reuse value of the property. Elements of the mitigation plan will include:

- A requirement that all of the roadways in the Spanish and Rafael housing areas be privately owned and maintained. The annual cost to the property owners to maintain these roadways is estimated at $470,000.

- A requirement that the maintenance of the parks in Spanish and Rafael Village be funded through the establishment of a landscaping and lighting district. The annual maintenance cost to be borne by property owners is estimated at $500,000.

(2) The Reuse Plan will generate annual deficits to the City's General Fund. The projected magnitude is approximately $2.5 million per year. It is important to note that the primary contributing factors to these results are (1) the residential land use; and (2) the significant amount of developed park acreage and ballfields in the plan. Most residential developments throughout California generate city service costs in excess of city tax receipts. In Novato, the residential base currently generates an average deficit of $800 per unit.

(3) Even if all of the units in the Housing Plan were market rate units, the HP would still generate fiscal deficits. This is evidenced by the finding that Rafael Village units are anticipated to generate an average annual municipal deficit of approximately $700.

(4) KMA has not undertaken an in-depth analysis of the value of the non-residential planning areas. However, it is believed that these areas will not have a significant net value beyond the cost to provide infrastructure improvements due to the following considerations:

  - Much of the area, will be zoned "Community Facilities and Civic Uses" or "Park/Open Space" and will be dedicated to public/ governmental uses. There are 248 acres in these categories. These parcels will not generate significant revenues and consequently yield a nominal value.

  - The development potential of the remaining 10.5 acres to be zoned for "neighborhood" or "visitor-serving commercial" is severely constrained by traffic impact considerations. The roadways serving Hamilton are currently operating either at or beyond capacity. Interchange improvements, which are prohibitively expensive, would be required to expand capacity to the necessary levels to support significant commercial development.

Given these considerations, it is KMA's preliminary opinion, that the non-residential planning areas under the restrictions of the Reuse Plan have a nominal value.

C. Description of Housing Plan

The Housing Plan that is the subject of this analysis is summarized as follows:

	Spanish Housing	Capehart Housing	Knolls Housing	Rafael Village	Total
Ownership Units					
Market Rate	112	0	0	340	452
Affordable					
Very Low Income	0	0	0	0	0
Low Income	0	123	0	0	123
Moderate Income	20	122	0	60	202
Subtotal Affordable Ownership	20	245	0	60	324
Subtotal Ownership	132	245	0	400	777
Rental Units					
Market Rate	0	0	0	85	85
Affordable/Transitional					
Very Low Income	0	177	37	0	214
Transitional		49	11	0	60
Low Income	0	56	48	0	104
Moderate Income	0	0	0	15	15
Subtotal Affordable Rental	0	282	96	15	393
Subtotal Rental	0	282	96	100	478
Total All Units	132	527	96	500	1,255

D. Approach

1. Assessment of Financial Feasibility

To assess the financial feasibility of the Plan, KMA has prepared a cash flow analysis of the disposition of each type of unit within each planning area. The cash flow extends from the period of 1995 through 2004, which is the estimated time frame for the improvement and disposition of the properties. The cash flow presents on an annual basis the magnitude of costs to be incurred in rehabilitating units, providing needed infrastructure improvements and developing finished lots (in the case of Rafael Village). An annual projection has also been prepared and combined with the cost projection to provide an estimate of the net revenues to be generated by the development and sale of the property. The net present value of the cash flow represents the fair reuse value of the existing land and improvements in the Housing planning areas, given the inclusionary requirements of the Reuse Plan..

Infrastructure cost estimates used in this analysis have been provided by Robert Bein, William Frost & Associates. Rehabilitation cost estimates used in the analysis have been provided by Edward J. Cass. This analysis assumes that all units will be upgraded to market-rate condition.

The sales values and absorption rates of the units and improved lots have been estimated based on a review of recent sales transactions in Novato for both homes and lots. The age, size, neighborhood attributes, and physical qualities of the Hamilton homes have been compared with the comparable sales data to determine a pricing structure for the homes to be made available as market-rate units. An evaluation of "affordable housing" formulas established by the Department of Housing and Urban Development (HUD) along with market conditions have been undertaken to estimate realistic pricing estimates for the deed restricted affordable units.

2. Fiscal Impacts

The fiscal impact analysis addresses the annual impacts to be generated by the property on the City of Novato's General Fund. The analysis does not address potential impacts on other service jurisdictions, such as the County of Marin or the Novato Fire Protection District.

In preparing this analysis, KMA reviewed the annual operating budget of the City. We also interviewed staff from each of the affected City departments to identify the potential revenues and service costs that may be generated by the implementation of the Housing Plan.

The incremental revenues and costs have been projected through the year 2004, which is the estimated date for achieving full absorption of units within the Housing Plan. Annual revenue and cost estimates have been prepared for each unit type within each Planning Area.

E. Limiting Conditions

As with any analysis of this type, certain assumptions and limiting conditions apply which include the following:

1. This report makes use of data from secondary sources, such as federal agencies and data cooperatives, which we believe are reliable. However, we have relied on such sources without additional research and do not

warrant their accuracy. Hence, Keyser Marston Associates, Inc. assumes no liability from conclusions drawn from information provided by other sources.

2. This report is based on the Reuse Plan adopted by the MAB. The Plan established affordable inclusionary requirements as well as requirements relating to the number of rental and ownership units. Detailed product assumptions will be formulated over time, primarily following the selection of development entities. The detailed product assumptions will affect the valuation and fiscal implications of the Plan. The findings in the analysis should therefore be viewed as an indicator of value and an indicator of impacts of the Plan as it is currently envisioned, and may not reflect the economics of the Plan that is ultimately developed.

3. Due to the rapid change and complex factors that can influence the real estate industry and the extended time frame for this development, the valuation estimates contained in this report should be viewed as best judgment as of the report date and should not be relied upon as the sole input for final business decisions regarding current and future business planning and development.

4. This report assumes that the economy will continue on its current path of slow growth.

5. No responsibility is assumed for legal matters which may affect the property.

6. No consideration of mineral rights is included in this evaluation.

7. It has been assumed that the City of Novato and other governing jurisdictions will not impose any unknown restrictions and/or fees of material significance that would alter the factors taken into account in this analysis.

8. No consideration has been given to the existence (if any) of hazardous materials, which would diminish the property's value.

9 It has been assumed that the existing homes to be rehabilitated will be maintained during the entitlement phase so as to not allow significant deterioration.

II. SUMMARY OF FINDINGS AND CONCLUSIONS

A. Assessment of Financial Feasibility

Tables 1 and 2 summarize the findings of the financial feasibility analysis. Table 1 presents the reuse value of each residential planning area assuming a range of profit margins, from 15% to 20%. Table 2 presents a cash flow of the development costs and revenues to be generated by each residential planning area.

- The analysis indicates that the Housing Plan in its entirety is economically viable, i.e., the revenues to be generated from the sale of the property will exceed the cost to provide infrastructure, code and unit upgrades and will yield a sufficient profit margin to a private developer(s).

- The fair reuse value of the existing improved property is estimated to range from $10.7 to $16.7 million dollars ($1995) based on the development economics of the adopted Housing Plan. In other words, it is estimated that the private development community would be willing to pay approximately $10.7 to $16.7 million in 1995 for the right to develop the property with the adopted Housing Plan. This value estimate assumes that approximately $5 million would be absorbed by the private sector to obtain development entitlements.

- The value estimate reflects the assumption that 100% of the units to be rehabilitated are fully upgraded to market-rate condition.

- Spanish Housing is the most valuable planning area. Its reuse value is estimated at approximately $9 to $12 million, or $69,000 to $92,000 per unit, assuming that the developer is required to provide the infrastructure and code improvements as provided in the RBF cost estimate report.

- Rafael Village is also believed to generate a positive land value, estimated at approximately $5.5 to $7.7 million, or $11,000 to $15,000 per lot. The analysis for Rafael Village reflects the assumption that the property is sold to a land developer who demolishes the existing units, undertakes infrastructure improvements and sells the finished lots to a builder(s).

Table 1
Reuse Value, Residential Planning Areas
Financial Feasibility Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Housing	Capehart Housing	Knoll Housing	Rafael Village	Total
Cash Flow Discounted at 15%					
Net Present Value of Sale Proceeds	$22,237,000	$23,443,000	$2,111,000	$25,675,000	$73,466,000
(less) NPV of Infrastructure and Unit Upgrade Costs	$8,632,000	$26,106,000	$785,000	$16,223,000	$51,746,000
(less) Entitlement Costs	$1,513,000	$1,595,000	$144,000	$1,747,000	$5,000,000
Net Reuse Value of Property	$12,092,000	($4,258,000)	$1,182,000	$7,705,000	$16,720,000
Per Unit	$92,000	($8,000)	$12,000	$15,000	$13,000
Cash Flow Discounted at 20%					
Net Present Value of Sale Proceeds	$18,419,000	$20,359,000	$1,858,000	$21,562,000	$62,197,000
(less) NPV of Infrastructure and Unit Upgrade Costs	$7,786,000	$23,740,000	$721,000	$14,271,000	$46,518,000
(less) Entitlement Costs	$1,513,000	$1,595,000	$144,000	$1,747,000	$5,000,000
Net Reuse Value of Property	$9,120,000	($4,976,000)	$993,000	$5,544,000	$10,679,000
Per Unit	$69,000	($9,000)	$10,000	$11,000	$9,000

Source: Keyser Marston Associates, Inc.
03–Nov–95

Table 2
Disposition Net Cash Flow Projection
Residential Planning Areas
Financial Feasibility Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Housing	Capehart Housing	Knoll Housing	Rafael Village (1)	Total
1995	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0
1997	($9,102,995)	($26,714,265)	($1,038,000)	($8,508,555)	($45,363,815)
1998	$10,774,370	$16,736,515	$3,210,000	$5,958,215	$36,679,100
1999	$7,192,000	$10,209,630	$0	$9,755,000	$27,156,630
2000	$7,399,000	$1,398,000	$0	$5,751,000	$14,548,000
2001	$7,909,000	$0	$0	$8,167,000	$16,076,000
2002	$5,837,000	$0	$0	$0	$5,837,000
2003	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0
Total	$30,008,375	$1,629,880	$2,172,000	$21,122,660	$54,932,915
(less) Net Present Value Entitlement	($1,513,000)	($1,595,000)	($144,000)	($1,747,000)	($5,000,000)
Net Present Value, 1995 @15%	**$12,092,000**	**($4,258,000)**	**$1,182,000**	**$7,704,000**	**$16,720,000**
Per Unit	**$92,000**	**($8,000)**	**$12,000**	**$15,000**	**$13,000**
Net Present Value, 1995 @20%	**$9,120,000**	**($4,976,000)**	**$993,000**	**$5,543,000**	**$10,679,000**
Per Unit	**$69,000**	**($9,000)**	**$10,000**	**$11,000**	**$9,000**

(1) Assumes demolition of existing units and new construction.

Source: Keyser Marston Associates, Inc.
03–Nov–95

- Given the affordability restrictions on the Capehart units, the sale revenues will not be sufficient to cover costs. With all units fully upgraded, it is estimated that sale revenues will fall short of development costs by approximately $4.3 to $5.0 million.

- Knoll housing is anticipated to generate a positive value of approximately $1.0 to $1.2 million. Given that these units were built in 1988, they meet code requirements and no unit upgrades have been assumed.

- As shown, significant development costs will need to be financed. Development costs in the year 1997 are estimated to approximately $50 million. Potential financing mechanisms will need to be explored and evaluated. While the analysis indicates that the economic returns of the project are sufficient to warrant the investment, the real world realities associated with financing these improvements require the development of a financing strategy.

B. Fiscal Impacts on Novato's General Fund

The findings of the fiscal impact analysis through the year 2004 (anticipated year of full absorption) are summarized in Tables 3 and 4. Impacts for each planning area are presented in Tables 5 and 6. Table 7 presents a cash flow of the service cost requirements of the non-residential planning areas.

- As shown, the Reuse Plan is anticipated to generate significant net deficits to the City's General Fund. The residential planning areas are anticipated to generate an annual deficit of approximately $1.6 million per year and the non-residential areas are expected to generate an annual deficit of $900,000. The combined total annual deficit of the Reuse Plan is approximately $2.5 million.

  The primary contributing factors to the deficit are: (1) the tremendous amount of park acreage and street-footage contained in the plan; and (2) the consideration that the Plan is dominated by non-commercial uses , i.e. residential and public uses. Including the ballfields, there is approximately 70-acres of developed parks in the Plan. There is over 74,000 lineal feet of streets. The amount of streets per residential unit is unusually high because of the topography of the area, which results in many streets having houses only one side.

  Most residential developments in California generate fiscal deficits. In well-balanced communities, the deficits generated by the residential developments are off-set by the surpluses generated by retail, office, and

Table 3
General Fund Revenues and Expenses at Buildout, $1995
All Planning Areas
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, Ca

TOTAL GENERAL FUND IMPACTS

REVENUES	Residential Planning Areas	Non-Residential Planning Areas	Total All Areas
Property Taxes	$194,800	Nominal	$194,800
Sales Taxes	$112,200	Nominal	$112,200
Licenses/Permits/Subventions	$262,700	Nominal	$262,700
Property Transfer Tax	$19,800	Nominal	$19,800
Total GF Revenues	$589,500	$0	$589,500
Per Unit	$470		
EXPENSES			
Street and Park Maintenance	$1,495,500	$935,000	$2,430,500
Police Protection	$574,800	NE	$574,800
Parks and Recreation Programs	$74,700	NE	$74,700
Total Per Unit GF Operating Costs	$2,145,000	$935,000	$3,080,000
Per Unit	$1,709		
ANNUAL GF NET REVENUES	**($1,555,500)**	**($935,000)**	**($2,490,500)**
Per Unit	**($1,239)**		

Note: Revenues are believed to be minimal due to limited commercial development potential.

Source: Keyser Marston Associates, Inc.
03-Nov-95

Table 4
Cash Flow of General Fund Revenues and Expenses
All Planning Areas
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Residential Areas	Non-Residential Areas (1)	Total
1995	$0	$0	$0
1996	$0	$0	$0
1997	$0	$0	$0
1998	($1,748,000)	($1,052,000)	($2,800,000)
1999	($1,754,000)	($1,094,000)	($2,848,000)
2000	($1,842,000)	($1,137,000)	($2,979,000)
2001	($1,921,000)	($1,184,000)	($3,105,000)
2002	($1,990,000)	($1,231,000)	($3,221,000)
2003	($2,076,000)	($1,280,000)	($3,356,000)
2004	($2,215,000)	($1,330,000)	($3,545,000)
2004 in $1995	($1,556,000)	($934,000)	($2,491,000)
Capitalized Value @7%	**($22,229,000)**	**($13,343,000)**	**($35,586,000)**

(1) Represents general fund maintenance expenses. Revenues are believed to be nominal due to constrained development opportunities.

Source: Keyser Marston Associates, Inc.
03–Nov–95

Table 5
Annual General Fund Revenues and Expenses of Residential Areas(at buildout), $1995
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

TOTAL GENERAL FUND IMPACTS

REVENUES	Spanish Housing	Capehart Housing	Knoll Housing	Rafael Village	Subtotal Housing
Property Taxes	$23,900	$77,300	$2,100	$91,500	$194,800
Sales Taxes	$16,900	$28,800	$3,500	$63,000	$112,200
Licenses/Permits/Subventions	$28,800	$123,000	$16,900	$94,000	$262,700
Property Transfer Tax	$2,100	$7,700	$0	$10,000	$19,800
Total GF Revenues	$71,700	$236,800	$22,500	$258,500	$589,500
Per Unit	$543	$449	$234	$517	$470
EXPENSES					
Street and Park Maintenance	$576,100	$461,400	$60,500	$397,500	$1,495,500
Police Protection	$63,200	$269,100	$36,500	$206,000	$574,800
Parks and Recreation Programs	$8,400	$35,100	$4,700	$26,500	$74,700
Total Per Unit GF Operating Costs	$647,700	$765,600	$101,700	$630,000	$2,145,000
Per Unit	$4,907	$1,453	$1,059	$1,260	$1,709
ANNUAL GF NET REVENUES	($576,000)	($528,800)	($79,200)	($371,500)	($1,555,500)
Per Unit	($4,364)	($1,003)	($825)	($743)	($1,239)

Source: Keyser Marston Associates, Inc.
03–Nov–95

Table 6
Cash Flow of Net General Fund Impacts, Residential Planning Areas
Fiscal Impact Analysis
Residential Planning Areas
Hamilton Army Airfield
Novato, CA

	Spanish Housing	Capehart Housing	Knoll Housing	Rafael Village	Total
1995	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0
1998	($652,000)	($610,000)	($90,000)	($396,000)	($1,748,000)
1999	($674,000)	($613,000)	($91,000)	($376,000)	($1,754,000)
2000	($701,000)	($625,000)	($96,000)	($420,000)	($1,842,000)
2001	($728,000)	($656,000)	($100,000)	($437,000)	($1,921,000)
2002	($756,000)	($684,000)	($101,000)	($449,000)	($1,990,000)
2003	($785,000)	($717,000)	($107,000)	($467,000)	($2,076,000)
2004	($820,000)	($753,000)	($113,000)	($529,000)	($2,215,000)
Year 2004 per Unit	**($6,212)**	**($1,400)**	**($1,000)**	**($1,100)**	**($1,800)**
Per Unit in $1995	**($4,400)**	**($1,000)**	**($800)**	**($700)**	**($1,300)**
Total in $1995	**($580,800)**	**($527,000)**	**($76,800)**	**($350,000)**	**($1,534,600)**
Capitalized Value @7%	**($8,297,000)**	**($7,529,000)**	**($1,097,000)**	**($5,000,000)**	**($21,923,000)**

Source: Keyser Marston Associates, Inc.
03–Nov–95

Table 7
Cash Flow of General Fund Impacts Generated by Non-Residential Planning Areas
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Street Maintnce.(1)	Park Maintnce. (2)	Public Facilities Maintnce. (3)	Total
	-----	-----	-----	-----
1995				
1996				
1997				
1998	$138,000	$490,000	$424,000	$1,052,000
1999	$143,000	$510,000	$441,000	$1,094,000
2000	$149,000	$530,000	$458,000	$1,137,000
2001	$155,000	$552,000	$477,000	$1,184,000
2002	$161,000	$574,000	$496,000	$1,231,000
2003	$167,000	$597,000	$516,000	$1,280,000
2004	$174,000	$620,000	$536,000	$1,330,000
Year 2004 in 1995	$122,000	$436,000	$377,000	$934,000

(1) Includes 10,190 lineal feet in the Commissary, Exchange, Town Center, Bowling Alley, Hospital Hill, Officers' Club and Ballfield planning areas.

(2) Includes 24 acres of ballfields and 7 other park acres.

(3) Includes bathouse, pool, cabana, gymnasium, raquetball, theater, and officers' club.

Source: Keyser Marston Associates, Inc.
03–Nov–95

industrial developments. It is important to understand that even if all of the residential units were market-rate, the Reuse Plan would generate a significant deficit. The inclusion of affordable units increases the magnitude of the deficit, but not by an overwhelming degree.

- At build-out, the Plan is anticipated to generate a net cost to the City's General Fund of approximately $ 2.5 million per year. Given that property tax revenues cannot escalate more than 2% per year and that expenses typically keep pace with inflation, it is expected that the deficit will escalate over time.

- The primary sources of revenues consist of the following: property tax revenues, sales tax revenues generated by residents, and intergovernmental subventions. City service costs include expenses associated with providing police protection, street maintenance, park maintenance, recreational programs, and general administrative services.

- Spanish Housing is projected to yield the greatest deficit to the City. The annual deficit is estimated at $4,400 per unit or $576,000 per year. This finding may seem counter-intuitive due to the relatively high home values within the planning area. The deficits are the consequence of: (1) the unusually large amount of street miles within the planning area that must be maintained; (2) the low density of the planning area (2.7 du/acre); and (3) the significant amount of park acres that must be maintained.

- Capehart and Knoll Housing are also estimated to generate significant fiscal deficits ($1,000 and $800 per unit, respectively) due primarily to the low revenue-generating capacity of these units.

- Even if all of the units in the Housing Plan were market rate units, the HP would still generate fiscal deficits. This is evidenced by the finding that Rafael Village units are anticipated to generate an average annual municipal deficit of approximately $700.

- Based on action taken by the City Council, a Fiscal Mitigation Plan will be implemented. The plan will require: (1) that streets in the Spanish and Rafael areas be privately owned and maintained and (2) that the parks in Spanish and Rafael be maintained by property owners through the imposition of a landscaping district.

III. FINANCIAL FEASIBILITY ANALYSIS

The valuation assumptions used in the analysis are summarized in Table 8. The key assumptions are as follows:

- It has been assumed that the household sizes occupying affordable units will meet the HUD formula equivalent to the number of bedrooms plus one. Three bedroom units are therefore estimated to have four persons. Market rate units are estimated to have slightly smaller household sizes, equivalent to the number of bedrooms in the unit.

- The market-rate pricing structure for Spanish Housing homes has been estimated based on an analysis of the attributes of the homes relative to those of other existing homes in Novato. These old world charm and craftsmanship of these homes is relatively unique in Marin. While these homes may not have master bedroom suites or two-car garages, they will appeal to a small segment of the Marin market. Based on market conditions, it is estimated that these units will achieve prices ranging from $250,000 to $400,000.

- The pricing structure for lots in Rafael Village are based on a review of recent land sales in Novato for finished lots. Based on this analysis an assumed home pricing structure of $325,000 to $400,000 for the new homes, it is estimated that the lots will have a value of approximately $97,000 to $120,000 per lot.

- The pricing structure for the affordable units reflects an analysis of: (1) the HUD pricing formulas; (2) market-rate prices relative to HUD formula prices; (3) required discounts below market-rate prices to reflect the limited appreciation opportunity with deed restricted units; and (4) necessary margins between maximum allowable prices and achievable prices to enhance the pool of eligible buyers (renters). For example, low income ownership units are restricted to owners with incomes that do not exceed 80% of the area's median. The pricing for these units has, however, generally been set at 60% of median to enhance the pool of eligible buyers. The pricing for moderate income units at Capehart has for similar reasons been estimated at approximately 85% of median.

  The pricing structure for affordable units in Spanish and Rafael Village have been set at higher price points (95% of median) to reflect the superior quality and neighborhood of these units.

Table 8
Valuation Assumptions
Financial Feasibility Analysis
Hamilton Army Airfield
Novato, CA

RES., BY PLANNING AREA	UNITS (INPUT)	ACRES	PEOPLE PER UNIT (INPUT)	VALUE PER UNIT,INC. LAND	% of Median
SPANISH HOUSING	132	49.0			
MARKET RATE OWNERSHIP UNITS					
Duplex, 3 beds	43	8.0	3	$250,000	Market Rate
Duplex, 4 beds	7	1.3	4	$275,000	Market Rate
single Family, 4 beds	50	29.0	4	$350,000	Market Rate
Single Family, 5 beds	12	7.0	5	$400,000	Market Rate
RESTRICTED UNITS					
Moderate Income, 3 bed duplex	17	3.2	4	$185,000	95% Of Median
Moderate Income, 4 bed duplex	3	0.6	5	$205,000	95% Of Median
CAPEHART HOUSING	527	65			
RESTRICTED RENTAL UNITS					
3 bed TH., Very Low	177	21.8	4.0	$28,000	40% of Median
3 bed TH., Low	56	6.9	4	$68,000	60% of Median
3 bed TH., Transitional	49	6.0	4	$0	
RESTRICTED FOR SALE UNITS					
Duplex, 2 beds, Low Income	27	3.3	3	$73,000	60% of Median
Duplex, 2 beds, Mod. Income	27	3.3	3	$125,000	85% of Median
Duplex, 3 beds, Low Income	56	6.9	4	$78,000	60% of Median
Duplex, 3 beds, Mod. Income	57	7.0	4	$141,000	85% of Median
Duplex, 4 beds, Low Income	39	4.8	5	$82,000	60% of Median
Duplex, 4 beds, Mod. Income	39	4.8	5	$152,000	85% of Median
KNOLLS HOUSING	96	8.4			
RESTRICTED RENTAL UNITS					
2 bed Very Low	37	3.2	3	$20,000	40% of Median
2 bed Low	48	4.2	3	$49,000	60% of Median
2 bed, Transitional	11	1.0	3	$0	
RAFAEL VILLAGE HOUSING	500	84			
UNRESTRICTED UNITS					
Low Density Ownership	275	60.6	4	$400,000	Market Rate
Medium Density Ownership	65	8.7	3	$325,000	Market Rate
Multi-family Senior	85	5.7	1	$75,000	Market Rate
RESTRICTED UNITS					
Medium Density Ownership	60	8.0	4	$185,000	95% of Median
Multi-family Senior	15	1.0	1	$75,000	70% of median
TOTALS AND AVGS.	1,255	206	3.63		

Source: Keyser Marston Associates, Inc.
03-Nov-95

- The development cost assumptions are presented in Table 9. The infrastructure cost estimates were provided by Robert Bein, William Frost and Associates. The per unit code upgrade costs are based on estimates provided by Edward J. Cass and Associates, with an upward adjustment to reflect architectural, permits, and other soft costs associated with rehabilitating the units.

Table 9
Development Cost Assumptions
Housing Planning Areas
Financial Feasibility Analysis
Hamilton Army Airfield
Novato, CA

	Number Units	Acres	Per Unit Demo and Grading	Per Unit Infra-Structure	Unit & Code Upgrades
SPANISH HOUSING	132	49.0		$6,960,000	
MARKET RATE OWNERSHIP UNITS					
Duplex, 3 beds	43	8.0	0	$26,000	$22,000
Duplex, 4 beds	7	1.3	0	$26,000	$22,000
single Family, 4 beds	50	29.0	0	$82,000	$34,000
Single Family, 5 beds	12	7.0	0	$82,000	$40,000
RESTRICTED UNITS					
Moderate Income, 3 bed duplex	17	3.2	0	$26,000	$22,000
Moderate Income, 4 bed duplex	3	0.6	0	$26,000	$22,000
CAPEHART HOUSING	527	65.0		$9,980,000	
RESTRICTED RENTAL UNITS					
3 bed TH., Very Low	177	21.8	0	$19,000	$40,000
3 bed TH., Low	56	6.9	0	$19,000	$40,000
3 bed TH., Transitional	49	6.0	0	$19,000	$40,000
RESTRICTED FOR SALE UNITS					
Duplex, 2 beds, Low Income	27	3.3	0	$19,000	$32,000
Duplex, 2 beds, Mod. Income	27	3.3	0	$19,000	$32,000
Duplex, 3 beds, Low Income	56	6.9	0	$19,000	$40,000
Duplex, 3 beds, Mod. Income	57	7.0	0	$19,000	$40,000
Duplex, 4 beds, Low Income	39	4.8	0	$19,000	$45,000
Duplex, 4 beds, Mod. Income	39	4.8	0	$19,000	$45,000
KNOLLS HOUSING	96	8.4		$975,000	
RESTRICTED RENTAL UNITS					
2 bed Very Low	37	3.2	0	$10,000	$0
2 bed Low	48	4.2	0	$10,000	$0
2 bed, Transitional	11	1.0	0	$10,000	$0
RAFAEL VILLAGE HOUSING	500	84.0		$14,564,000	
UNRESTRICTED UNITS					
LOW DENSITY OWNERSHIP	275	60.6	$19,000	$38,000	$0
MEDIUM DENSITY OWNERSHIP	65	8.7	$12,000	$23,000	$0
Multi-family Senior	85	5.7	$6,000	$12,000	$0
RESTRICTED UNITS					
MEDIUM DENSITY OWNERSHIP	60	8.0	$12,000	$23,000	$0
Senior Rental, Moderate Income	15	1.0	$6,000	$12,000	$0
TOTALS AND AVGS.	1,255	206		$32,479,000	

(1) Demolition Cost Assumptions:

number of Units at Rafael Village	505
Cost Per Unit	$10,000
Total Cost	$5,050,000
Cost Per Acre	$60,119

(2) Grading Assumptions

Cost Per Acre	$7,000

(2) Unit Upgrade Assumptions: Reflect estimates prepared by Edward J. Cass & Associates, with a 30% upward adjustment to reflect "soft" costs associated with upgrades.

(2) Infrastructure Cost Assumptions reflect Estimates prepared by RBF.

Source: Keyser Marston Associates, Inc.
03-Nov-95

IV. FISCAL IMPACT ANALYSIS

A. Analysis

The findings of the fiscal impact analysis through the year 2004 (anticipated year of full absorption) are summarized in Tables 3 through 7.

- As shown, each planning area is anticipated to generate significant net annual fiscal deficits to the City's General Fund. The primary contributing factor to these results is the residential land use. Most residential developments generate city service costs in excess of city tax receipts.

- The primary sources of revenues consist of the following: property tax revenues, sales tax revenues generated by residents, and intergovernmental subventions. City service costs include expenses associated with providing police protection, street maintenance, park maintenance, recreational programs, and general administrative services.

- At build-out, the Reuse Plan is anticipated to generate a net cost to the City's General Fund of approximately $ 2.5 million per year. Approximately $1.6 million of the deficit is generated by the residential planning areas ($1,275 per unit). The remaining $900,000 is created by park and street maintenance costs in the CFCU areas. Given that property tax revenues cannot escalate more than 2% per year and that expenses typically keep pace with inflation, it is expected that the deficit will escalate over time.

- Spanish Housing is projected to yield the greatest deficit to the City. The annual deficit is estimated at $4,400 per unit or $576,000 per year. This finding may seem counter-intuitive due to the relatively high home values within the planning area. The deficits are the consequence of: (1) the tremendous lineal feet or streets that must be maintained; (2) the low density of the planning area (2.7 du/acre); and (3) the significant amount of park acres that must be maintained.

- Capehart and Knoll Housing are also estimated to generate significant fiscal deficits ($1,000 and $800 per unit, respectively) due primarily to the low revenue-generating capacity of these units.

- Even if all of the units in the Housing Plan were market rate units, the HP would still generate fiscal deficits. This is evidenced by the finding that Rafael Village units are anticipated to generate an average annual municipal deficit of approximately $700.

- Based on action taken by the City Council, a Fiscal Mitigation Plan will be implemented. The plan will require: (1) that streets in the Spanish and Rafael areas be privately owned and maintained and (2) that the parks in Spanish and Rafael be maintained by property owners through the imposition of a landscaping district.

- Property tax revenues have been estimated based on the pricing assumptions derived in the analysis of financial feasibility. The City of Novato currently receives approximately 7.05% of the property tax revenues generated by residential properties in the City (after ERAF deductions). Remaining property tax revenues are distributed to other taxing jurisdictions, including the School District, Utility Districts, and the County of Marin. Consistent with State Law, property tax revenues have been assumed to escalate at 2% per year.

- Sales tax revenues are driven by population, income, expenditure patterns, and retailing opportunities in the City of Novato. The City of Novato receives 1% of taxable sales generated by Novato retailers. The estimate of sales tax revenues to be generated by Hamilton residents is based on an analysis of the projected incomes of the residents, retail expenditure patterns of Bay Area residents, and retailing opportunities available in Novato. KMA recently analyzed retailing opportunities in downtown Novato and the basic expenditure potential information derived in that analysis has been used to develop appropriate assumptions for this evaluation. Sales tax revenues have been assumed to escalate at 3% per year.

- The City's 50,000 residents are anticipated to generate approximately $3.15 million of combined franchise, license, and subvention revenues (including revenues from the new trash franchise). These revenues translate into approximately $63 per resident, which is the per capita revenue rate that has been applied to the projected population counts within the planning areas to estimate the revenues to be generated by Hamilton residents. Revenues have been assumed to escalate at 3% per year.

- The City receives approximately $.55 per $1,000 of assessed valuation upon the sale of properties in the City. Transfer tax revenues to be generated by the Plan reflect the valuation assumptions described in the financial feasibility analysis and an average holding period for single family homes of seven years.

- The city service programs that will be significantly impacted by the conversion of the Airfield to civilian use include the following:

  - Street and Park maintenance (Community Development)
  - Recreational Programs (Community Service Department)
  - The Police Department
  - Administration

- Police and Community Service costs are primarily a function of population, while street and park maintenance costs are a function of the lineal feet of streets and the amount of park acreage to be included in the Planning Areas.

- The cost assumptions used in estimating City service costs to be generated by the Plan are provided in Appendix Table B-1. These estimates are based on a review of the City's budget and discussions with department managers.

- Appendix Table B-2 presents the lineal feet of streets and park acreage to be included in each of the planning areas.

B. Potential Funding Sources for Mitigating Fiscal Deficits

Table 10 summarizes the funding sources that could potentially be used to fund portions of the estimated $2.5 million annual fiscal deficit to Novato's general fund to be generated by the Reuse Plan. It must be emphasized that the feasibility of the sources has not been evaluated and the list should be viewed as a "menu" of possibilities. A detailed evaluation of each source will be undertaken during the Implementation Phase of the Reuse Plan.

As the list indicates, there are a variety of sources to explore, ranging from placing assessments on the property owners to soliciting support from other public agencies that have would perceive the implementation of the affordable housing plan as a benefit to the entire County of Marin.

TABLE 10

POTENTIAL FISCAL MITIGATION TOOLS
HAMILTON ARMY AIRFIELD HOUSING PLAN
NOVATO, CALIFORNIA

REVENUE SOURCE	VOTER APPROVAL REQUIRED	SUBJECT TO GANN LIMIT	LIMITED TO SPECIFIC USES	LIMIT ON AMOUNT OF REVENUE	SOURCE OF DEBT REPAYMENT FUNDS	SPECIAL REQUIREMENTS/ LIMITATION
CAPITAL "ASSIGNMENT"						
> NAVY LAND VALUE "REDUCED" TO BELOW MARKET; VALUE ASSIGNED TO CAPITAL ACCOUNT (estimate of $900,000 per year)	NO	NO	CAPITAL ACCOUNT FUNDING	REUSE VALUE OF SITE	N/A	NEGOTIATIONS WITH AND APPROVAL BY NAVY
THIRD PARTY FUNDING						
> COUNTY PROPERTY TAX SHARING AGREEMENT (up to $700,000 per year)	NO	NO	YES– AFFORDABLE HOUSING	YES	N/A	REQUIRES REDEVELOPMENT AREA
> NOVATO R.A. AFFORDABLE HSG SET ASIDE FUNDS (up to $280,000 per year)	NO	NO	YES– AFFORDABLE HOUSING	COST OF PROJECT	TAX INCREMENT	
> PRIVATE FOUNDATION	NO	NO	YES		NOT DEBT	REQUIRES LONG-TERM OBLIGATION
> COUNTY INCLUSIONARY IN-LIEU FEES	NO	NO	AFFORDABLE HOUSING PROGRAM	N/A	NOT A DEBT INSTRUMENT	30 YEAR AFFORD. COVENANT
COMMUNITY FACILITIES DISTRICT						
> MELLO-ROOS	2/3 VOTER APPROVAL	NO	MAY FUND VARIETY OF CAP. IMPRVTS AND SOME OPERATING COSTS WITHIN CFD	COST OF IMPROVEMENTS/ SERVICES	SPECIAL TAX	MAXIMUM ASSESSMENT GENERALLY CANNOT EXCEED 1% OF VALUE
PRIVATIZATION						
> ASSESSMENT DISTRICT FOR PARKS AND LANDSCAPING MAINTENANCE (estimate of $500,000 per year)	NO	NO	YES	AMOUNT OF BENEFIT	LEVY ON PROPERTY	
> DEVELOPMENT IMPACT FEES	NO	NO	YES	COST OF REQ'D IMPROVEMENTS	NOT A DEBT INSTRUMENT	
> PRIVATIZATION OF STREETS (estimate of $470,000 per year)	NO	NO	N/A	SAVINGS ON MAINTENANCE	N/A	
> PROPERTY TAX ASSESSMENT ON TRANSITIONAL UNITS	NO	NO	YES	TAX RATE ON IMPROVEMENTS	NOT A DEBT INSTRUMENT	REQUIRES NEGOTIATION WITH AREA
LAND USE CHANGES						
> REVERSION OF DEVELOPED PARK TO OPEN SPACE (up to $880,000 per year)	NO	NO	N/A	MAINTENANCE	N/A	N/A
> BUILDING ADDITIONAL MARKET RATE HOUSING TO CREATE ADDITIONAL FUNDS FOR CAPITAL ACCOUNT	NO	NO	N/A	N/A	N/A	N/A

Prepared by: Keyser Marston Associates, Inc.
Filename: NOVATO.XLS; 11/3/96; DHB (ye)

As stated previously, the City Council of Novato has determined that the Reuse Plan will not be approved for development without a firm financing plan in place for fully mitigating the negative impacts on the City. Measures that will be required of any development will include:

- A requirement that all of the roadways in the Spanish and Rafael housing areas be privately owned and maintained. The annual cost to the property owners to maintain these roadways is estimated at $470,000
- A requirement that the maintenance of the parks in Spanish and Rafael Village be funded through the establishment of a landscaping and lighting district. The annual maintenance cost to be borne by property owners is estimated at $500,000.

Given the magnitude of other potential sources, it is believed that a financing plan can be effected to meet the City's requirements.

Appendix A

Table A–1
Spanish Housing Unit Resale Assumptions
Valuation Analysis
Hamilton Army Airfield
Novato, Ca

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
Total Homes	43	7	50	12	17	3	132
1995							
1996							
1997							
1998	9	2	11	3	17	3	44
1999	9	2	11	3	0	0	24
2000	9	2	11	3	0	0	24
2001	9	2	11	3	0	0	24
2002	6	1	7	2	0	0	16
2003	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0
total	43	7	50	12	17	3	132

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table A-2
Spanish Sales Revenues
Valuation Analysis
Hamilton Army Airfield
Novato, Ca

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1995 Per Unit Net Sales Value	$237,500	$261,250	$332,500	$380,000	$175,750	$194,750	
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$2,391,000	$428,000	$3,893,000	$1,068,000	$3,265,000	$638,000	$11,683,000
1999	$2,463,000	$441,000	$4,010,000	$1,100,000	$0	$0	$8,014,000
2000	$2,537,000	$454,000	$4,130,000	$1,133,000	$0	$0	$8,254,000
2001	$2,613,000	$468,000	$4,254,000	$1,167,000	$0	$0	$8,502,000
2002	$1,794,000	$321,000	$2,921,000	$801,000	$0	$0	$5,837,000
2003	$0	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0	$0
2005	$0	$0	$0	$0	$0	$0	$0
total	$11,798,000	$2,112,000	$19,208,000	$5,269,000	$3,265,000	$638,000	$42,290,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-3
Infrastructure and Rehabilitation Costs
Spanish Housing
Valuation Analysis
Hamilton Army Airfield
Novato, CA

		Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1995 Per Unit Infrastructure		$26,000	$26,000	$82,000	$82,000	$26,000	$26,000	
1995 Per Unit Rehabilitation		$22,000	$22,000	$34,000	$40,000	$22,000	$22,000	
	1995							$0
	1996							$0
	1997	$1,428,000	$233,000	$4,829,000	$1,176,000	$883,000	$162,000	$8,711,000
	1998	$228,000	$37,000	$410,000	$116,000	$0	$0	$791,000
	1999	$237,000	$39,000	$426,000	$120,000	$0	$0	$822,000
	2000	$247,000	$40,000	$443,000	$125,000	$0	$0	$855,000
	2001	$171,000	$28,000	$307,000	$87,000	$0	$0	$593,000
	2002	$0	$0	$0	$0	$0	$0	$0
	2003	$0	$0	$0	$0	$0	$0	$0
	2004	$0	$0	$0	$0	$0	$0	$0
	2005	$0	$0	$0	$0	$0	$0	$0
	total	$2,311,000	$377,000	$6,415,000	$1,624,000	$883,000	$162,000	$11,772,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-4
Interest Carry Cost
Spanish Housing
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1995							$0
1996							$0
1997	$64,260	$10,485	$217,305	$52,920	$39,735	$7,290	$391,995
1998	$0	$0	$102,690	$14,940	$0	$0	$117,630
1999	$0	$0	$0	$0	$0	$0	$0
2000	$0	$0	$0	$0	$0	$0	$0
2001	$0	$0	$0	$0	$0	$0	$0
2002	$0	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0	$0
2005	$0	$0	$0	$0	$0	$0	$0
total	$64,260	$10,485	$319,995	$67,860	$39,735	$7,290	$509,625

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A–5
Net Cash Flow
Spanish Housing Disposition
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	($1,492,260)	($243,485)	($5,046,305)	($1,228,920)	($922,735)	($169,290)	($9,102,995)
1998	$2,163,000	$391,000	$3,380,310	$937,060	$3,265,000	$638,000	$10,774,370
1999	$2,226,000	$402,000	$3,584,000	$980,000	$0	$0	$7,192,000
2000	$2,290,000	$414,000	$3,687,000	$1,008,000	$0	$0	$7,399,000
2001	$2,442,000	$440,000	$3,947,000	$1,080,000	$0	$0	$7,909,000
2002	$1,794,000	$321,000	$2,921,000	$801,000	$0	$0	$5,837,000
2003	$0	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0	$0
2005	$0	$0	$0	$0	$0	$0	$0
total	$9,422,740	$1,724,515	$12,473,005	$3,577,140	$2,342,265	$468,710	$30,008,375
Net Present Value,	$4,435,000	$820,000	$5,094,000	$1,516,000	$1,449,000	$291,000	$13,605,000
Per Unit	$103,140	$117,143	$101,880	$126,333	$85,235	$97,000	$103,068

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table A–6
Capehart Unit Sale Assumptions
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod
Total Number of Units	177	56	49	27	27	56	57
1994							
1995							
1996							
1997							
1998	100	56	30	27	24	36	24
1999	77		19		3	20	24
2000							9
2001							
2002							
2003							
2004							
total	177	56	49	27	27	56	57

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table A-7
Capehart Sales Revenues
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod
1995 Sales Value	$26,600	$64,600	$0	$69,350	$118,750	$74,100	$133,950
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$2,907,000	$3,953,000	$0	$2,046,000	$3,114,000	$2,915,000	$3,513,000
1999	$2,305,000	$0	$0	$0	$401,000	$1,668,000	$3,618,000
2000	$0	$0	$0	$0	$0	$0	$1,398,000
2001	$0	$0	$0	$0	$0	$0	$0
2002	$0	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0	$0
Total	$5,212,000	$3,953,000	$0	$2,046,000	$3,515,000	$4,583,000	$8,529,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-8
Capehart Infrastructure and Rehabilitation Costs
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod
1995 Infrastructure Cost	$19,000	$19,000	$19,000	$19,000	$19,000	$19,000	$19,000
1995 Rehabilitation Cost (1)	$40,000	$40,000	$40,000	$32,000	$32,000	$40,000	$40,000
1994							
1995							
1996							
1997	$7,964,000	$3,574,000	$2,305,000	$1,489,000	$1,386,000	$2,708,000	$2,210,000
1998	$3,465,000	$0	$855,000	$0	$108,000	$900,000	$1,080,000
1999	$0	$0	$0	$0	$0	$0	$421,000
2000	$0	$0	$0	$0	$0	$0	$0
2001	$0	$0	$0	$0	$0	$0	$0
2002	$0	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0	$0
total	$11,429,000	$3,574,000	$3,160,000	$1,489,000	$1,494,000	$3,608,000	$3,711,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-9
Capehart Interest Carry Cost
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
1994										$0
1995										$0
1996										$0
1997	NA	NA	NA	$67,005	$62,370	$121,860	$99,450	$114,930	$88,650	$554,265
1998	NA	NA	NA	$134,010	$129,600	$284,220	$247,500	$236,700	$211,455	$1,243,485
1999	NA	NA	NA	$0	$0	$62,370	$0	$0	$0	$62,370
2000	NA	NA	NA	$0	$0	$0	$0	$0	$0	$0
2001	NA	NA	NA	$0	$0	$0	$0	$0	$0	$0
2002	NA	NA	NA	$0	$0	$0	$0	$0	$0	$0
2003	NA	NA	NA	$0	$0	$0	$0	$0	$0	$0
2004	NA	NA	NA	$0	$0	$0	$0	$0	$0	$0
total	$0	$0	$0	$201,015	$191,970	$468,450	$346,950	$351,630	$300,105	$1,860,120

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-10
Net Cash Flow
Capehart Housing Disposition
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	($7,964,000)	($3,574,000)	($2,305,000)	($1,556,005)	($1,448,370)	($2,829,860)	($2,309,450)	($2,668,930)	($2,058,650)	($26,714,265)
1998	($558,000)	$3,953,000	($855,000)	$1,911,990	$2,876,400	$1,730,780	$2,185,500	$2,675,300	$2,816,545	$16,736,515
1999	$2,305,000	$0	$0	$0	$401,000	$1,605,630	$3,197,000	$263,000	$2,438,000	$10,209,630
2000	$0	$0	$0	$0	$0	$0	$1,398,000	$0	$0	$1,398,000
2001	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2002	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
total	($6,217,000)	$379,000	($3,160,000)	$355,985	$1,829,030	$506,550	$4,471,050	$269,370	$3,195,895	$1,629,880
Net Present Value, 1995	($5,071,000)	($103,000)	($2,305,000)	$81,000	$1,025,000	($84,000)	$2,214,000	($109,000)	$1,689,000	($2,663,000)
Per unit	($28,650)	($1,839)	($47,041)	$3,000	$37,963	($1,500)	$38,842	($2,795)	$43,308	($5,053)

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-11
Knoll Unit Sale Assumptions
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
Total Number of Units	37	48	11	96
1994				
1995				
1996				
1997				
1998	37	48	11	96
1999				
2000				
2001				
2002				
2003				
2004				
total	37	48	11	96

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A--12
Knoll Sales Revenues
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1995 Net Sales Value	$19,000	$46,550	$0	
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$768,000	$2,442,000	$0	$3,210,000
1999	$0	$0	$0	$0
2000	$0	$0	$0	$0
2001	$0	$0	$0	$0
2002	$0	$0	$0	$0
2003	$0	$0	$0	$0
2004	$0	$0	$0	$0
Total	$768,000	$2,442,000	$0	$3,210,000

Source: Keyser Marston Associates, Inc.
01--Nov--95

Table A-13
Knoll Infrastructure and Rehabilitation Costs
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1995 Infrastructure Cost	$10,000	10000	10000	
1995 Rehabilitation Cost (1)	$0	$0	$0	
1994				$0
1995				$0
1996				$0
1997	$400,000	$519,000	$119,000	$1,038,000
1998	$0	$0	$0	$0
1999	$0	$0	$0	$0
2000	$0	$0	$0	$0
2001	$0	$0	$0	$0
2002	$0	$0	$0	$0
2003	$0	$0	$0	$0
2004	$0	$0	$0	$0
total	$400,000	$519,000	$119,000	$1,038,000

(1) Units currently meet code requirements.

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-14
Net Cash Flow
Knoll Housing Disposition
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	($400,000)	($519,000)	($119,000)	($1,038,000)
1998	$768,000	$2,442,000	$0	$3,210,000
1999	$0	$0	$0	$0
2000	$0	$0	$0	$0
2001	$0	$0	$0	$0
2002	$0	$0	$0	$0
2003	$0	$0	$0	$0
2004	$0	$0	$0	$0
total	$368,000	$1,923,000	($119,000)	$2,172,000
Net Present Value, 1995	$203,000	$1,213,000	($90,000)	$1,326,000
	$5,486	$25,271	($8,182)	$13,813

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-15
Rafael Lot Sale Assumptions
Valuation Analysis
Hamilton Army Airfield
Novato, CA

		Rafael Unrestricted Low Density Ownership Lots	Rafael Unrestricted Med. Density Ownership Lots	Rafael Unrestricted Senior Congregate Care	Rafael Restricted Med. Density Ownership Lots	Rafael Restricted Senior Congregate Care	Total
Total Number of Units		275	65	85	60	15	500
	1994						0
	1995						0
	1996						0
	1997						0
	1998	65	30	85	30	15	225
	1999	75	35		30		140
	2000	75					75
	2001	60					60
	2002						0
	2003						0
	2004						0
	total	275	65	85	60	15	500

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-16
Rafael Lot Sale Revenues
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Lots	Rafael Unrestricted Med. Density Ownership Lots	Rafael Unrestricted Senior Congregate Care	Rafael Restricted Med. Density Ownership Lots	Rafael Restricted Senior Congregate Care	Total
1995 Sales Value	$114,000	$92,625	$7,125	$43,938	$7,125	
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$8,097,000	$3,036,000	$662,000	$1,440,000	$117,000	$13,352,000
1999	$9,623,000	$3,649,000	$0	$1,484,000	$0	$14,756,000
2000	$9,912,000	$0	$0	$0	$0	$9,912,000
2001	$8,167,000	$0	$0	$0	$0	$8,167,000
2002	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0
Total	$35,799,000	$6,685,000	$662,000	$2,924,000	$117,000	$46,187,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-17
Rafael Infrastructure and Lot Development Costs
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Lots	Rafael Unrestricted Med. Density Ownership Lots	Rafael Unrestricted Senior Congregate Care	Rafael Restricted Med. Density Ownership Lots	Rafael Restricted Senior Congregate Care	Total
1995 Infrastructure Cost	$57,000	$35,000	$18,000	$35,000	$18,000	
1995 Rehabilitation Cost	$0	$0	$0	$0	$0	
1994						$0
1995						$0
1996						$0
1997	$4,007,000	$1,136,000	$1,655,000	$1,136,000	$292,000	$8,226,000
1998	$4,809,000	$1,378,000	$0	$1,181,000	$0	$7,368,000
1999	$5,001,000	$0	$0	$0	$0	$5,001,000
2000	$4,161,000	$0	$0	$0	$0	$4,161,000
2001	$0	$0	$0	$0	$0	$0
2002	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0
total	$17,978,000	$2,514,000	$1,655,000	$2,317,000	$292,000	$24,756,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-18
Interest Carry Cost
Rafael Village
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Lots	Rafael Unrestricted Med. Density Ownership Lots	Rafael Unrestricted Senior Congregate Care	Rafael Restricted Med. Density Ownership Lots	Rafael Restricted Senior Congregate Care	Total
1994						$0
1995						$0
1996						$0
1997	$180,315	$51,120	NA	$51,120	NA	$282,555
1998	$0	$0	NA	$25,785	NA	$25,785
1999	$0	$0	NA	$0	NA	$0
2000	$0	$0	NA	$0	NA	$0
2001	$0	$0	NA	$0	NA	$0
2002	$0	$0	NA	$0	NA	$0
2003	$0	$0	NA	$0	NA	$0
2004	$0	$0	NA	$0	NA	$0
total	$180,315	$51,120	$0	$76,905	$0	$308,340

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A-19
Net Cash Flow
Rafael Land Disposition
Valuation Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Lots	Rafael Unrestricted Med. Density Ownership Lots	Rafael Unrestricted Senior Congregate Care	Rafael Restricted Med. Density Ownership Lots	Rafael Restricted Senior Congregate Care	Total
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	($4,187,315)	($1,187,120)	($1,655,000)	($1,187,120)	($292,000)	($8,508,555)
1998	$3,288,000	$1,658,000	$662,000	$233,215	$117,000	$5,958,215
1999	$4,622,000	$3,649,000	$0	$1,484,000	$0	$9,755,000
2000	$5,751,000	$0	$0	$0	$0	$5,751,000
2001	$8,167,000	$0	$0	$0	$0	$8,167,000
2002	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0
total	$17,640,685	$4,119,880	($993,000)	$530,095	($175,000)	$21,122,660
Net Present Value, 1995	$8,028,000	$2,279,000	($816,000)	$104,000	($144,000)	$9,451,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table A–20
Gross Disposition Proceeds
Housing Planning Areas
Hamilton Army Airfield
Novato, CA

	Spanish Housing	Capehart Housing	Knoll Housing	Rafael Village	Total
1995	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0
1998	$11,683,000	$25,299,000	$3,210,000	$13,352,000	$53,544,000
1999	$8,014,000	$10,693,000	$0	$14,756,000	$33,463,000
2000	$8,254,000	$1,398,000	$0	$9,912,000	$19,564,000
2001	$8,502,000	$0	$0	$8,167,000	$16,669,000
2002	$5,837,000	$0	$0	$0	$5,837,000
2003	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0
total	$42,290,000	$37,390,000	$3,210,000	$46,187,000	$129,077,000
Net Present Value, 1995 @15%	**$22,237,000**	**$23,443,000**	**$2,111,000**	**$25,675,000**	**$73,466,000**
Per Unit	**$168,000**	**$44,000**	**$22,000**	**$51,000**	**$59,000**
Net Present Value, 1995 @20%	**$18,419,000**	**$20,359,000**	**$1,858,000**	**$21,562,000**	**$62,197,000**
Per Unit	**$140,000**	**$39,000**	**$19,000**	**$43,000**	**$50,000**

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table A–21
Gross Development Costs
Housing Planning Areas
Hamilton Army Airfield
Novato, CA

	Spanish Housing	Capehart Housing	Knoll Housing	Rafael Village	Total
1	$0	$0	$0	$0	$0
2	$0	$0	$0	$0	$0
3	$9,102,995	$26,714,265	$1,038,000	$8,508,555	$45,363,815
4	$908,630	$8,562,485	$0	$7,393,785	$16,864,900
5	$822,000	$483,370	$0	$5,001,000	$6,306,370
6	$855,000	$0	$0	$4,161,000	$5,016,000
7	$593,000	$0	$0	$0	$593,000
8	$0	$0	$0	$0	$0
9	$0	$0	$0	$0	$0
10	$0	$0	$0	$0	$0
total	$12,281,625	$35,760,120	$1,038,000	$25,064,340	$74,144,085
Net Present Value, 1995, @15%	$8,632,000	$26,106,000	$785,000	$16,223,000	$51,746,000
Per Unit	$65,000	$50,000	$8,000	$32,000	$41,000
Net Present Value, 1995, @20%	$7,786,000	$23,740,000	$721,000	$14,271,000	$46,518,000
Per Unit	$59,000	$45,000	$8,000	$29,000	$37,000

Source: Keyser Marston Associates, Inc.
01–Nov–95

Appendix B

Table B-1
City Service Cost Assumptions
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

Police Protection costs	
officers per 1,000 residents	1
Annual Cost Per officer	$100,000
Cars per officer	0.25
Annual Cost per Car	$8,000
Combined Annual Cost Per Resident	$102
with Overhead factors	$126
Community Development Costs	
Developed parks, per acre	$10,000
Open Space, per acre	$1,000
Developed Parks, per sf	$0.23
Undeveloped Parks, per sf	$0.02
Developed Parks, per sf, with overhead	$0.32
Undeveloped Parks, per sf, with oh	$0.03
Street, lighting maintenance, per lf	$8.53
Street with overhead/lf	$12.00
Community Service Costs	
Net per Capita Program Costs	$13
Net Per Capita with overhead	$16.29
Overhead Factors	
City-wide	0.2334
Police Department	0
Community Development	0.14
Community Services	0

SOURCE: KEYSER MARSTON ASSOCIATES, INC.
FILE NAME: 1FISCAL
03-Nov-95

Table B–2
Park Area and Street Milage
Housing Planning Areas
Fiscal Impact Analysis
Hamilton Army Airfield
Novato

	Number Of Units	Acres	Per Unit Streets Lineal FT	Per Unit Developed Park sf	Per Unit Open Space Park sf
SPANISH HOUSING	132	49.0	14,700	1,132,560	1,045,440
MARKET RATE OWNERSHIP UNITS					
Duplex, 3 beds	43	8.0	56	4,293	3,962
Duplex, 4 beds	7	1.3	56	4,293	3,962
single Family, 4 beds	50	29.0	174	13,421	12,388
Single Family, 5 beds	12	7.0	174	13,421	12,388
RESTRICTED UNITS					
Moderate Income, 3 bed duplex	17	3.2	56	4,293	3,962
Moderate Income, 4 bed duplex	3	0.6	56	4,293	3,962
CAPEHART HOUSING	527	65.0	21,156	261,360	3,833,280
RESTRICTED RENTAL UNITS					
3 bed TH., Very Low	177	21.8	40	496	7,274
3 bed TH., Low	56	6.9	40	496	7,274
3 bed TH., Transitional	49	6.0	40	496	7,274
RESTRICTED FOR SALE UNITS					
Duplex, 2 beds, Low Income	27	3.3	40	496	7,274
Duplex, 2 beds, Mod. Income	27	3.3	40	496	7,274
Duplex, 3 beds, Low Income	56	6.9	40	496	7,274
Duplex, 3 beds, Mod. Income	57	7.0	40	496	7,274
Duplex, 4 beds, Low Income	39	4.8	40	496	7,274
Duplex, 4 beds, Mod. Income	39	4.8	40	496	7,274
KNOLLS HOUSING	96	8.4	4,080	0	348,480
RESTRICTED RENTAL UNITS					
2 bed Very Low	37	3.2	43	0	3,630
2 bed Low	48	4.2	43	0	3,630
2 bed, Transitional	11	1.0	43	0	3,630
RAFAEL VILLAGE HOUSING	500	84.0	24,120	304,920	304,920
UNRESTRICTED UNITS					
LOW DENSITY OWNERSHIP	275	60.6	63	800	800
MEDIUM DENSITY OWNERSHIP	65	8.7	38	485	485
Multi–family Senior	85	5.7	19	243	243
RESTRICTED UNITS					
MEDIUM DENSITY OWNERSHIP	60	8.0	38	485	485
Senior Rental, Moderate Income	15	1.0	19	243	243
TOTALS AND AVGS.	1,255	206	64,056	1,698,840	5,532,120
Acres				39	127

Source: Robert Bein, William Frost and Keyser Marston Associates, Inc.
03–Nov–95

Table B-3
Rafael Village Unit Absorption Projections
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
Total Homes	275	65	85	60	15	
1994						
1995						
1996						
1997						
1998	32	20	0	30	0	82
1999	48	30	85	30	15	208
2000	48	15	0	0	0	63
2001	48	0	0	0	0	48
2002	48	0	0	0	0	48
2003	51					51
2004						
total	275	65	85	60	15	500

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–4
Sales Receipts, Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
1995 Value	$400,000	$325,000	$75,000	$185,000	$75,000	
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$13,986,906	$7,102,725	$0	$6,064,635	$0	$27,154,266
1999	$21,609,769	$10,973,711	$7,175,119	$6,246,574	$1,266,197	$47,271,370
2000	$22,258,062	$5,651,461	$0	$0	$0	$27,909,523
2001	$22,925,804	$0	$0	$0	$0	$22,925,804
2002	$23,613,578	$0	$0	$0	$0	$23,613,578
2003	$25,842,110	$0	$0	$0	$0	$25,842,110
2004	$0	$0	$0	$0	$0	$0
total	$130,236,229	$23,727,898	$7,175,119	$12,311,209	$1,266,197	$174,716,651

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B–5
Sold Lots Without Sold Units, Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Lots	Rafael Unrestricted Med. Density Ownership Lots	Rafael Unrestricted Senior Congregate Lots	Rafael Restricted Med. Density Ownership Lots	Rafael Restricted Senior Congregate Lots	Total
1994	0	0	0	0	0	0
1995	0	0	0	0	0	0
1996	0	0	0	0	0	0
1997	0	0	0	0	0	0
1998	33	10	85	0	15	143
1999	60	15	0	0	0	75
2000	87	0	0	0	0	87
2001	99	0	0	0	0	99
2002	51	0	0	0	0	51
2003	0	0	0	0	0	0
2004	0	0	0	0	0	0

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B-6

Assessed Land Valuation of Lots Without Sold Homes, Rafael Village

Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Lots	Rafael Unrestricted Med. Density Ownership Lots	Rafael Unrestricted Senior Congregate Lots	Rafael Restricted Med. Density Ownership Lots	Rafael Restricted Senior Congregate Lots	Total
AV of 1995 Lot	$120,000	$97,500	$7,500	$46,250	$7,500	
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$0	$0	$0	$0	$0	$0
1999	$4,119,984	$1,014,390	$663,255	$0	$117,045	$5,914,674
2000	$7,640,698	$1,552,017	$0	$0	$0	$9,192,714
2001	$11,300,592	$0	$0	$0	$0	$11,300,592
2002	$13,116,480	$0	$0	$0	$0	$13,116,480
2003	$6,892,114	$0	$0	$0	$0	$6,892,114
2004	$0	$0	$0	$0	$0	$0
total	$43,069,867	$2,566,407	$663,255	$0	$117,045	$46,416,574

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-7

Assessed Valuation of Sold Homes, Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
1994						
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$0	$0	$0	$0	$0	$0
1999	$13,986,906	$7,102,725	$0	$6,064,635	$0	$27,154,266
2000	$35,876,413	$18,218,491	$7,175,119	$12,432,501	$1,266,197	$74,968,721
2001	$58,852,003	$24,234,322	$7,318,621	$12,681,151	$1,291,521	$104,377,619
2002	$82,954,848	$24,719,008	$7,464,993	$12,934,775	$1.317,352	$129,390,976
2003	$108,227,523	$25,213,388	$7,614,293	$13,193,470	$1,343,699	$155,592,373
2004	$136,234,183	$25,717,656	$7,766,579	$13,457,339	$1,370,573	$184,546,330

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–8
Total Assessed Valuation
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$0	$0	$0	$0	$0	$0
1999	$18,106,890	$8,117,115	$663,255	$6,064,635	$117,045	$33,068,940
2000	$43,517,110	$19,770,508	$7,175,119	$12,432,501	$1,266,197	$84,161,436
2001	$70,152,595	$24,234,322	$7,318,621	$12,681,151	$1,291,521	$115,678,211
2002	$96,071,327	$24,719,008	$7,464,993	$12,934,775	$1,317,352	$142,507,455
2003	$115,119,637	$25,213,388	$7,614,293	$13,193,470	$1,343,699	$162,484,487
2004	$136,234,183	$25,717,656	$7,766,579	$13,457,339	$1,370,573	$184,546,330

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B–9
Property Tax Revenues
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
City Tax Rate After ERAF	0.0705%	0.0705%	0.0705%	0.0705%	0.0705%	
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$0	$0	$0	$0	$0	$0
1999	$12,764	$5,722	$468	$4,275	$83	$23,310
2000	$30,675	$13,936	$5,058	$8,764	$893	$59,325
2001	$49,451	$17,083	$5,159	$8,939	$910	$81,542
2002	$67,721	$17,424	$5,262	$9,118	$929	$100,454
2003	$81,148	$17,773	$5,367	$9,300	$947	$114,535
2004	$96,031	$18,128	$5,475	$9,486	$966	$130,087
Year 2004 per unit	$349	$279	$64	$158	$64	$260
Per Unit In $1995	$245	$196	$45	$111	$45	$183

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B-10
Population Projection
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
Residents Per Unit	4	3	1	4	1	
1994	0	0	0	0	0	0
1995	0	0	0	0	0	0
1996	0	0	0	0	0	0
1997	0	0	0	0	0	0
1998	128	60	0	120	0	308
1999	320	150	85	240	15	810
2000	512	195	85	240	15	1,047
2001	704	195	85	240	15	1,239
2002	896	195	85	240	15	1,431
2003	1100	195	85	240	15	1,635
2004	1100	195	85	240	15	1,635

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-11
Estimated City Sales Tax Revenues
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
Estimated 1995 Sales Tax per Resident	$48	$52	$10	$22	$10	
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$7,000	$3,000	$0	$3,000	$0	$13,000
1999	$17,000	$9,000	$1,000	$6,000	$0	$33,000
2000	$29,000	$12,000	$1,000	$6,000	$0	$48,000
2001	$41,000	$12,000	$1,000	$6,000	$0	$60,000
2002	$53,000	$13,000	$1,000	$7,000	$0	$74,000
2003	$67,000	$13,000	$1,000	$7,000	$0	$88,000
2004	$69,000	$13,000	$1,000	$7,000	$0	$90,000
Year 2004 per unit	$251	$200	$12	$117	$0	$180
Per Unit In $1995	$176	$141	$8	$82	$0	$126

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-12
Other City Revenues
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
1995 Per Capita Franchise Fees (1)	$18	$18	$18	$18	$18	$18
1995 Per Capita License and Permits (2)	$12	$12	$12	$12	$12	$12
1995 per Capita Subvention Revs (3)	$33	$33	$33	$33	$33	$33
total	$63	$63	$63	$63	$63	$63
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$9,000	$4,000	$0	$8,000	$0	$21,000
1999	$23,000	$11,000	$6,000	$17,000	$1,000	$58,000
2000	$37,000	$14,000	$6,000	$17,000	$1,000	$75,000
2001	$53,000	$15,000	$6,000	$18,000	$1,000	$93,000
2002	$69,000	$15,000	$7,000	$19,000	$1,000	$111,000
2003	$88,000	$16,000	$7,000	$19,000	$1,000	$131,000
2004	$90,000	$16,000	$7,000	$20,000	$1,000	$134,000
Year 2004 per unit	$327	$246	$82	$333	$67	$268
Per Unit In $1995	$230	$173	$58	$234	$47	$188

Source: Keyser Marston Associates, Inc.
01--Nov--95

Table B-13
Land Transfer Tax Revenues
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
$ per $1000 of Sales Value	$0.55	$0.55	$0.55	$0.55	$0.55	$0.55
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$4,000	$2,000	$0	$1,000	$0	$7,000
1999	$5,000	$2,000	$0	$1,000	$0	$8,000
2000	$5,000	$0	$0	$0	$0	$5,000
2001	$4,000	$0	$0	$0	$0	$4,000
2002	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-14
Home Sales Transfer Tax Revenues
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
$ per $1000 of Sales Value	$0.55	$0.55	$0.55	$0.55	$0.55	$0.55
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$8,000	$4,000	$0	$3,000	$0	$15,000
1999	$13,000	$7,000	$4,000	$4,000	$1,000	$29,000
2000	$15,000	$5,000	$0	$1,000	$0	$21,000
2001	$17,000	$2,000	$0	$1,000	$0	$20,000
2002	$20,000	$2,000	$0	$1,000	$0	$23,000
2003	$23,000	$2,000	$0	$1,000	$0	$26,000
2004	$11,000	$2,000	$0	$1,000	$0	$14,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-15
Total Transfer Tax Revenues
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
$ per $1000 of Sales Value	$0.55	$0.55	$0.55	$0.55	$0.55	$0.55
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$12,000	$6,000	$0	$4,000	$0	$22,000
1999	$18,000	$9,000	$4,000	$5,000	$1,000	$37,000
2000	$20,000	$5,000	$0	$1,000	$0	$26,000
2001	$21,000	$2,000	$0	$1,000	$0	$24,000
2002	$20,000	$2,000	$0	$1,000	$0	$23,000
2003	$23,000	$2,000	$0	$1,000	$0	$26,000
2004	$11,000	$2,000	$0	$1,000	$0	$14,000
Year 2004 per unit	$40	$31	$0	$17	$0	$28
Per Unit In $1995	$28	$22	$0	$12	$0	$20

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–16
Total Annual General Fund Revenues
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$28,000	$13,000	$0	$15,000	$0	$56,000
1999	$70,764	$34,722	$11,468	$32,275	$2,083	$151,310
2000	$116,675	$44,936	$12,058	$32,764	$1,893	$208,325
2001	$164,451	$46,083	$12,159	$33,939	$1,910	$258,542
2002	$209,721	$47,424	$13,262	$36,118	$1,929	$308,454
2003	$259,148	$48,773	$13,367	$36,300	$1,947	$359,535
2004	$266,031	$49,128	$13,475	$37,486	$1,966	$368,087
Year 2004 per unit	$967	$756	$159	$625	$131	$736
Per Unit In $1995	$680	$531	$111	$439	$92	$517

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B-17
Annual City Police Protection Costs
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
Per Resident Cost	$126	$126	$126	$126	$126	
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$0	$0	$0	$0	$0	$0
1999	$19,000	$9,000	$0	$18,000	$0	$46,000
2000	$49,000	$23,000	$13,000	$37,000	$2,000	$124,000
2001	$82,000	$31,000	$14,000	$38,000	$2,000	$167,000
2002	$117,000	$32,000	$14,000	$40,000	$2,000	$205,000
2003	$154,000	$34,000	$15,000	$41,000	$3,000	$247,000
2004	$197,000	$35,000	$15,000	$43,000	$3,000	$293,000
Year 2004 per unit	$716	$538	$176	$717	$200	$586
Per Unit In $1995	$503	$378	$124	$504	$141	$412

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-18
Annual Community Development Costs
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
Developed Parks, per SF	$0.32	$0.32	$0.32	$0.32	$0.32	$0.32
Undeveloped Parks Per sf	$0.03	$0.03	$0.03	$0.03	$0.03	$0.03
Street and lighting maintenance, per lf	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00
1994						$0
1995						$0
1996						$0
1997						$0
1998	$323,000	$46,000	$30,000	$43,000	$5,000	$447,000
1999	$335,920	$47,840	$31,200	$44,720	$5,200	$464,880
2000	$349,357	$49,754	$32,448	$46,509	$5,408	$483,475
2001	$363,331	$51,744	$33,746	$48,369	$5,624	$502,814
2002	$377,864	$53,813	$35,096	$50,304	$5,849	$522,927
2003	$392,979	$55,966	$36,500	$52,316	$6,083	$543,844
2004	$408,698	$58,205	$37,960	$54,409	$6,327	$565,598
Year 2004 per unit	$1,486	$895	$447	$907	$422	$1,131
Per Unit In $1995	$1,044	$629	$314	$637	$296	$795

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–19
Annual Net Community Service Costs
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
Net Per Capita Cost	$16.29	$16.29	$16.29	$16.29	$16.29	
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$2,000	$1,000	$0	$2,000	$0	$5,000
1999	$6,000	$3,000	$2,000	$5,000	$0	$16,000
2000	$10,000	$4,000	$2,000	$5,000	$0	$21,000
2001	$15,000	$4,000	$2,000	$5,000	$0	$26,000
2002	$19,000	$4,000	$2,000	$5,000	$0	$30,000
2003	$25,000	$4,000	$2,000	$5,000	$0	$36,000
2004	$25,000	$5,000	$2,000	$6,000	$0	$38,000
Year 2004 per unit	$91	$77	$24	$100	$0	$76
Per Unit in $1995	$64	$54	$17	$70	$0	$53

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B–20
Total Annual General Fund Costs
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	$325,000	$47,000	$30,000	$45,000	$5,000	$452,000
1999	$360,920	$59,840	$33,200	$67,720	$5,200	$526,880
2000	$408,357	$76,754	$47,448	$88,509	$7,408	$628,475
2001	$460,331	$86,744	$49,746	$91,369	$7,624	$695,814
2002	$513,864	$89,813	$51,096	$95,304	$7,849	$757,927
2003	$571,979	$93,966	$53,500	$98,316	$9,083	$826,844
2004	$630,698	$98,205	$54,960	$103,409	$9,327	$896,598
Year 2004 per unit	$2,293	$1,511	$647	$1,723	$622	$1,793
Per Unit in $1995	$1,611	$1,061	$454	$1,211	$437	$1,260

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B–21
Net General Fund Impacts
Rafael Village
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Rafael Unrestricted Low Density Ownership Homes	Rafael Unrestricted Med. Density Ownership Homes	Rafael Unrestricted Senior Congregate Homes	Rafael Restricted Med. Density Ownership Homes	Rafael Restricted Senior Congregate Homes	Total
1994	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0
1998	($297,000)	($34,000)	($30,000)	($30,000)	($5,000)	($396,000)
1999	($290,156)	($25,118)	($21,732)	($35,445)	($3,117)	($375,570)
2000	($291,682)	($31,817)	($35,390)	($55,745)	($5,515)	($420,150)
2001	($295,881)	($40,661)	($37,587)	($57,430)	($5,714)	($437,273)
2002	($304,144)	($42,389)	($37,834)	($59,186)	($5,921)	($449,473)
2003	($312,831)	($45,193)	($40,132)	($62,016)	($7,136)	($467,309)
2004	($364,667)	($49,076)	($41,485)	($65,923)	($7,360)	($528,511)
Year 2004 per unit	($1,326)	($755)	($488)	($1,099)	($491)	($1,057)
Per Unit in $1995	($932)	($530)	($343)	($772)	($345)	($743)

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B-23
Spanish Housing Sales Receipts
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1995 Per Unit Value	$250,000	$275,000	$350,000	$400,000	$185,000	$205,000	
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$2,517,000	$451,000	$4,098,000	$1,124,000	$3,437,000	$672,000	$12,299,000
1999	$2,593,000	$464,000	$4,221,000	$1,158,000	$0	$0	$8,436,000
2000	$2,670,000	$478,000	$4,347,000	$1,192,000	$0	$0	$8,687,000
2001	$2,751,000	$493,000	$4,478,000	$1,228,000	$0	$0	$8,950,000
2002	$1,889,000	$338,000	$3,075,000	$843,000	$0	$0	$6,145,000
2003	$0	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0	$0

Source: Keyser Marston Associates, Inc.
01-Nov-95

Assessed Valuation
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1994							
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$0	$0	$0	$0	$0	$0	$0
1999	$2,517,000	$451,000	$4,098,000	$1,124,000	$3,437,000	$672,000	$12,299,000
2000	$5,160,340	$924,020	$8,400,960	$2,304,480	$3,505,740	$685,440	$20,980,980
2001	$7,933,547	$1,420,500	$12,915,979	$3,542,570	$3,575,855	$699,149	$30,087,600
2002	$10,843,218	$1,941,910	$17,652,299	$4,841,421	$3,647,372	$713,132	$39,639,352
2003	$12,949,082	$2,318,749	$21,080,345	$5,781,249	$3,720,319	$727,394	$46,577,139
2004	$13,208,064	$2,365,124	$21,501,952	$5,896,874	$3,794,726	$741,942	$47,508,681

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–25
Novato Property Tax Revenues
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
City Tax Rate After ERAF	0.0705%	0.0705%	0.0705%	0.0705%	0.0705%	0.0705%	0.0705%
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$0	$0	$0	$0	$0	$0	$0
1999	$2,000	$0	$3,000	$1,000	$2,000	$0	$8,000
2000	$4,000	$1,000	$6,000	$2,000	$2,000	$0	$15,000
2001	$6,000	$1,000	$9,000	$2,000	$3,000	$0	$21,000
2002	$8,000	$1,000	$12,000	$3,000	$3,000	$1,000	$28,000
2003	$9,000	$2,000	$15,000	$4,000	$3,000	$1,000	$34,000
2004	$9,000	$2,000	$15,000	$4,000	$3,000	$1,000	$34,000
2004 per Unit	$209						$258
In $1995							$181

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B--26
Population Projections
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
Residents Per Unit	3	4	4	5	4	5	
1994	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0
1998	28	6	43	13	68	15	172
1999	55	12	86	26	68	15	262
2000	83	18	129	39	68	15	351
2001	111	24	171	51	68	15	440
2002	129	28	200	60	68	15	500
2003	129	28	200	60	68	15	500
2004	129	28	200	60	68	15	500

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–27
City Sales Tax Revenues
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1995 Sales Tax Per Resident	$40	$33	$42	$39	$22	$20	
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$1,000	$0	$2,000	$1,000	$2,000	$0	$6,000
1999	$3,000	$0	$4,000	$1,000	$2,000	$0	$10,000
2000	$4,000	$1,000	$6,000	$2,000	$2,000	$0	$15,000
2001	$5,000	$1,000	$9,000	$2,000	$2,000	$0	$19,000
2002	$6,000	$1,000	$10,000	$3,000	$2,000	$0	$22,000
2003	$7,000	$1,000	$11,000	$3,000	$2,000	$0	$24,000
2004	$7,000	$1,000	$11,000	$3,000	$2,000	$0	$24,000

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B-28
Other General Fund Revenues
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1995 Per Capita Franchise Fees (1)	$18	$18	$18	$18	$18	$18	
1995 Per Capita License and Permits (2)	$12	$12	$12	$12	$12	$12	
1995 per Capita Subvention Revs (3)	$33	$33	$33	$33	$33	$33	
total	$63	$63	$63	$63	$63	$63	
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$2,000	$0	$3,000	$1,000	$5,000	$1,000	$12,000
1999	$4,000	$1,000	$6,000	$2,000	$5,000	$1,000	$19,000
2000	$6,000	$1,000	$9,000	$3,000	$5,000	$1,000	$25,000
2001	$8,000	$2,000	$13,000	$4,000	$5,000	$1,000	$33,000
2002	$10,000	$2,000	$15,000	$5,000	$5,000	$1,000	$38,000
2003	$10,000	$2,000	$16,000	$5,000	$5,000	$1,000	$39,000
2004	$11,000	$2,000	$16,000	$5,000	$6,000	$1,000	$41,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-29
Transfer Tax Revenues
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
$ per $1000 of Sales Value	$0.55	$0.55	$0.55	$0.55	$0.55	$0.55	$0.55
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$1,000	$0	$2,000	$1,000	$2,000	$0	$6,000
1999	$2,000	$0	$3,000	$1,000	$0	$0	$6,000
2000	$2,000	$0	$3,000	$1,000	$0	$0	$6,000
2001	$2,000	$0	$3,000	$1,000	$0	$0	$6,000
2002	$2,000	$0	$3,000	$1,000	$0	$0	$6,000
2003	$1,000	$0	$2,000	$0	$0	$0	$3,000
2004	$1,000	$0	$2,000	$0	$0	$0	$3,000

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-30
Total Annual General Fund Revenues
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$4,000	$0	$7,000	$3,000	$9,000	$1,000	$24,000
1999	$11,000	$1,000	$16,000	$5,000	$9,000	$1,000	$43,000
2000	$16,000	$3,000	$24,000	$8,000	$9,000	$1,000	$61,000
2001	$21,000	$4,000	$34,000	$9,000	$10,000	$1,000	$79,000
2002	$26,000	$4,000	$40,000	$12,000	$10,000	$2,000	$94,000
2003	$27,000	$5,000	$44,000	$12,000	$10,000	$2,000	$100,000
2004	$28,000	$5,000	$44,000	$12,000	$11,000	$2,000	$102,000
2004 per unit	$651	$714	$880	$1,000	$647	$667	$773
Per Unit in $1995	$457	$502	$618	$703	$455	$468	$543

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-31
Annual City Police Protection Costs
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
Per Resident Cost	$126	$126	$126	$126	$126	$126	
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$4,000	$1,000	$6,000	$2,000	$10,000	$2,000	$25,000
1999	$8,000	$2,000	$13,000	$4,000	$10,000	$2,000	$39,000
2000	$13,000	$3,000	$20,000	$6,000	$10,000	$2,000	$54,000
2001	$18,000	$4,000	$27,000	$8,000	$11,000	$2,000	$70,000
2002	$21,000	$5,000	$33,000	$10,000	$11,000	$2,000	$82,000
2003	$22,000	$5,000	$34,000	$10,000	$12,000	$3,000	$86,000
2004	$23,000	$5,000	$36,000	$11,000	$12,000	$3,000	$90,000
Year 2004 per unit	$535	$714	$720	$917	$706	$1,000	$682
Per Unit In $1995	$376	$502	$506	$644	$496	$703	$479

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-32
Annual Community Development Costs
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
Developed Parks, per SF	$0.32	$0.32	$0.32	$0.32	$0.32	$0.32	
Undeveloped Parks Per sf	$0.03	$0.03	$0.03	$0.03	$0.03	$0.03	
Street and lighting maintenance, per lf	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	
1994							
1995							
1996							
1997							
1998	$106,000	$17,000	$384,000	$92,000	$42,000	$7,000	$648,000
1999	$110,240	$17,680	$399,360	$95,680	$43,680	$7,280	$673,920
2000	$114,650	$18,387	$415,334	$99,507	$45,427	$7,571	$700,877
2001	$119,236	$19,123	$431,948	$103,487	$47,244	$7,874	$728,912
2002	$124,005	$19,888	$449,226	$107,627	$49,134	$8,189	$758,068
2003	$128,965	$20,683	$467,195	$111,932	$51,099	$8,517	$788,391
2004	$134,124	$21,510	$485,883	$116,409	$53,143	$8,857	$819,927
Year 2004 per unit	$3,119	$3,073	$9,718	$9,701	$3,126	$2,952	$6,212
Per Unit In $1995	$2,191	$2,159	$6,827	$6,816	$2,196	$2,074	$4,364

Source. Keyser Marston Associates, Inc
01-Nov-95

Table B-33
Annual Net Community Service Costs
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
Net Per Capita Cost	$16.29	$16.29	$16.29	$16.29	$16.29		
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$1,000	$0	$1,000	$0	$1,000	$0	$3,000
1999	$1,000	$0	$2,000	$0	$1,000	$0	$4,000
2000	$2,000	$0	$3,000	$1,000	$1,000	$0	$7,000
2001	$2,000	$0	$4,000	$1,000	$1,000	$0	$8,000
2002	$3,000	$1,000	$4,000	$1,000	$1,000	$0	$10,000
2003	$3,000	$1,000	$4,000	$1,000	$2,000	$0	$11,000
2004	$3,000	$1,000	$5,000	$1,000	$2,000	$0	$12,000
Year 2004 per unit	$70	$143	$100	$83	$118	$0	$91
Per Unit in $1995	$49	$100	$70	$59	$83	$0	$64

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–34
Total Annual General Fund Costs
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	$111,000	$18,000	$391,000	$94,000	$53,000	$9,000	$676,000
1999	$119,240	$19,680	$414,360	$99,680	$54,680	$9,280	$716,920
2000	$129,650	$21,387	$438,334	$106,507	$56,427	$9,571	$761,877
2001	$139,236	$23,123	$462,948	$112,487	$59,244	$9,874	$806,912
2002	$148,005	$25,888	$486,226	$118,627	$61,134	$10,189	$850,068
2003	$153,965	$26,683	$505,195	$122,932	$65,099	$11,517	$885,391
2004	$160,124	$27,510	$526,883	$128,409	$67,143	$11,857	$921,927
Year 2007 per unit	$3,724	$3,930	$10,538	$10,701	$3,950	$3,952	$6,984
Per Unit in $1995	$2,616	$2,761	$7,404	$7,518	$2,775	$2,777	$4,907

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B-35
Net General Fund Impacts
Spanish Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Spanish Unrestricted Ownership Duplex Three Beds	Spanish Unrestricted Ownership Duplex Four Beds	Spanish Unrestricted Ownership Single Family Four Beds	Spanish Unrestricted Ownership Single Family Five Beds	Spanish Restricted Ownership Duplex Three Beds	Spanish Restricted Ownership Duplex Four Beds	Total
1994	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0
1998	($107,000)	($18,000)	($384,000)	($91,000)	($44,000)	($8,000)	($652,000)
1999	($108,240)	($18,680)	($398,360)	($94,680)	($45,680)	($8,280)	($673,920)
2000	($113,650)	($18,387)	($414,334)	($98,507)	($47,427)	($8,571)	($700,877)
2001	($118,236)	($19,123)	($428,948)	($103,487)	($49,244)	($8,874)	($727,912)
2002	($122,005)	($21,888)	($446,226)	($106,627)	($51,134)	($8,189)	($756,068)
2003	($126,965)	($21,683)	($461,195)	($110,932)	($55,099)	($9,517)	($785,391)
2004	($132,124)	($22,510)	($482,883)	($116,409)	($56,143)	($9,857)	($819,927)
Year 2004 per unit	($3,073)	($3,216)	($9,658)	($9,701)	($3,303)	($3,286)	($6,212)
Per Unit in $1995	($2,159)	($2,259)	($6,785)	($6,816)	($2,320)	($2,309)	($4,364)

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-36

Capehart Unit Sale Assumptions

Fiscal Impact Analysis

Hamilton Army Airfield

Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
Total Number of Units	177	56	49	27	27	56	57	39	39	527
1994										
1995										
1996										
1997										
1998	100	56	30	27	24	36	24	36	24	357
1999	77		19		3	20	24	3	15	161
2000							9			9
2001										
2002										
2003										
2004										
total	177	56	49	27	27	56	57			527

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-37
New Sales
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
1995 Per Unit Value	$28,000	$68,000	$0	$73,000	$125,000	$78,000	$141,000	$82,000	152000	
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1998	$3,060,000	$4,161,000	$0	$2,154,000	$3,278,000	$3,068,000	$3,698,000	$3,226,000	$3,986,000	$26,631,000
1999	$2,427,000	$0	$0	$0	$422,000	$1,756,000	$3,809,000	$277,000	$2,566,000	$11,257,000
2000	$0	$0	$0	$0	$0	$0	$1,471,000	$0	$0	$1,471,000
2001	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2002	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-38
Assessed Valuation
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
1994										
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1998	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1999	$3,060,000	$4,161,000	$0	$2,154,000	$3,278,000	$3,068,000	$15,721,000	$28,382,000	$52,603,000	$112,427,000
2000	$5,548,200	$4,244,220	$0	$2,197,080	$3,765,560	$4,885,360	$20,640,420	$35,732,640	$67,221,060	$144,234,540
2001	$5,659,164	$4,329,104	$0	$2,241,022	$3,840,871	$4,983,067	$21,053,228	$36,447,293	$68,565,481	$147,119,231
2002	$5,772,347	$4,415,686	$0	$2,285,842	$3,917,689	$5,082,729	$21,474,293	$37,176,239	$69,936,791	$150,061,615
2003	$5,887,794	$4,504,000	$0	$2,331,559	$3,996,042	$5,184,383	$21,903,779	$37,919,763	$71,335,527	$153,062,848
2004	$6,005,550	$4,594,080	$0	$2,378,190	$4,075,963	$5,288,071	$22,341,854	$38,678,159	$72,762,237	$156,124,105

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-39
Novato Property Tax Revenues
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
City Tax Rate After ERAF	0.0705%	0.0705%	0.0705%	0.0705%	0.0705%	0.0705%	0.0705%	0.0705%	0.0705%	
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1998	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1999	$2,000	$3,000	$0	$2,000	$2,000	$2,000	$11,000	$20,000	$37,000	$79,000
2000	$4,000	$3,000	$0	$2,000	$3,000	$3,000	$15,000	$25,000	$47,000	$102,000
2001	$4,000	$3,000	$0	$2,000	$3,000	$4,000	$15,000	$26,000	$48,000	$105,000
2002	$4,000	$3,000	$0	$2,000	$3,000	$4,000	$15,000	$26,000	$49,000	$106,000
2003	$4,000	$3,000	$0	$2,000	$3,000	$4,000	$15,000	$27,000	$50,000	$108,000
2004	$4,000	$3,000	$0	$2,000	$3,000	$4,000	$16,000	$27,000	$51,000	$110,000
2004 per unit										$209
Per Unit In $1995										$147

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B--40
Population Projections
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
Residents Per Unit	4	4	4	3	3	4	4	5	5	
1994	0	0	0	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	0	0
1998	400	224	120	81	72	144	96	180	120	1437
1999	708	224	196	81	81	224	192	195	195	2096
2000	708	224	196	81	81	224	228	195	195	2132
2001	708	224	196	81	81	224	228	195	195	2132
2002	708	224	196	81	81	224	228	195	195	2132
2003	708	224	196	81	81	224	228	195	195	2132
2004	708	224	196	81	81	224	228	195	195	2132

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-41
City Sales Tax Revenues
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 2 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
1995 Sales Tax Per Resident	$11	$17	$7	$18	$27	$15	$23	$13	$20	
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
1998	$5,000	$4,000	$1,000	$2,000	$2,000	$2,000	$2,000	$3,000	$3,000	24000
1999	$9,000	$4,000	$2,000	$2,000	$2,000	$4,000	$5,000	$3,000	$4,000	35000
2000	$9,000	$4,000	$2,000	$2,000	$3,000	$4,000	$6,000	$3,000	$4,000	37000
2001	$9,000	$4,000	$2,000	$2,000	$3,000	$4,000	$6,000	$3,000	$5,000	38000
2002	$10,000	$5,000	$2,000	$2,000	$3,000	$4,000	$6,000	$3,000	$5,000	40000
2003	$10,000	$5,000	$2,000	$2,000	$3,000	$4,000	$7,000	$3,000	$5,000	41000
2004	$10,000	$5,000	$2,000	$2,000	$3,000	$4,000	$7,000	$3,000	$5,000	41000
2004 per unit										$78
Per Unit in $1995										$55

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-42
Other General Fund Revenues
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
1995 Per Capita Franchise Fees (1)	$18	$18	$18	$18	$18	$18	$18	$18	$18	
1995 Per Capita License and Permits (2)	$12	$12	$12	$12	$12	$12	$12	$12	$12	
1995 per Capita Subvention Revs (3)	$33	$33	$33	$33	$33	$33	$33	$33	$33	
total	$63	$63	$63	$63	$63	$63	$63	$63	$63	
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1998	$27,000	$15,000	$8,000	$6,000	$5,000	$10,000	$7,000	$12,000	$8,000	$98,000
1999	$50,000	$16,000	$14,000	$6,000	$6,000	$16,000	$14,000	$14,000	$14,000	$150,000
2000	$52,000	$16,000	$14,000	$6,000	$6,000	$16,000	$17,000	$14,000	$14,000	$155,000
2001	$53,000	$17,000	$15,000	$6,000	$6,000	$17,000	$17,000	$15,000	$15,000	$161,000
2002	$55,000	$17,000	$15,000	$6,000	$6,000	$17,000	$18,000	$15,000	$15,000	$164,000
2003	$56,000	$18,000	$16,000	$6,000	$6,000	$18,000	$18,000	$16,000	$16,000	$170,000
2004	$58,000	$18,000	$16,000	$7,000	$7,000	$18,000	$19,000	$16,000	$16,000	$175,000
2004 per unit										$332
Per Unit in $1995										$233

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–43
Transfer Tax Revenues
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
$ per $1000 of Sales Value	$0.55	$0.55	$0.55	$0.55	$0.55	$0.55	$0.55	$0.55	$0.55	
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1998	$2,000	$2,000	$0	$1,000	$2,000	$2,000	$2,000	$2,000	$2,000	$15,000
1999	$1,000	$0	$0	$0	$0	$1,000	$3,000	$2,000	$6,000	$13,000
2000	$0	$0	$0	$0	$0	$0	$2,000	$3,000	$5,000	$10,000
2001	$0	$0	$0	$0	$0	$0	$2,000	$3,000	$5,000	$10,000
2002	$0	$0	$0	$0	$0	$0	$2,000	$3,000	$5,000	$10,000
2003	$0	$0	$0	$0	$0	$0	$2,000	$3,000	$6,000	$11,000
2004	$0	$0	$0	$0	$0	$0	$2,000	$3,000	$6,000	$11,000
2004 per unit										$21
Per Unit in $1995										$15

Source: Keyser Marston Associates, Inc.
01--Nov--95

Table B-44
Total Annual General Fund Revenues
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1998	$34,000	$21,000	$9,000	$9,000	$9,000	$14,000	$11,000	$17,000	$13,000	$137,000
1999	$62,000	$23,000	$16,000	$10,000	$10,000	$23,000	$33,000	$39,000	$61,000	$277,000
2000	$65,000	$23,000	$16,000	$10,000	$12,000	$23,000	$40,000	$45,000	$70,000	$304,000
2001	$66,000	$24,000	$17,000	$10,000	$12,000	$25,000	$40,000	$47,000	$73,000	$314,000
2002	$69,000	$25,000	$17,000	$10,000	$12,000	$25,000	$41,000	$47,000	$74,000	$320,000
2003	$70,000	$26,000	$18,000	$10,000	$12,000	$26,000	$42,000	$49,000	$77,000	$330,000
2004	$72,000	$26,000	$18,000	$11,000	$13,000	$26,000	$44,000	$49,000	$78,000	$337,000
2004 per unit	$407	$464	$367	$407	$481	$464	$772	$1,258	$2,000	$639
Per Unit in $1995	$286	$326	$258	$286	$338	$326	$542	$883	$1,405	$449

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-45
Annual City Police Protection Costs
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
Per Resident Cost	$126	$126	$126	$126	$126	$126	$126	$126	$126	$126
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
1998	$57,000	$32,000	$17,000	$11,000	$10,000	$20,000	$14,000	$25,000	$17,000	203000
1999	$104,000	$33,000	$29,000	$12,000	$12,000	$33,000	$28,000	$29,000	$29,000	309000
2000	$108,000	$34,000	$30,000	$12,000	$12,000	$34,000	$35,000	$30,000	$30,000	325000
2001	$113,000	$36,000	$31,000	$13,000	$13,000	$36,000	$36,000	$31,000	$31,000	340000
2002	$117,000	$37,000	$32,000	$13,000	$13,000	$37,000	$38,000	$32,000	$32,000	351000
2003	$122,000	$39,000	$34,000	$14,000	$14,000	$39,000	$39,000	$34,000	$34,000	369000
2004	$127,000	$40,000	$35,000	$15,000	$15,000	$40,000	$41,000	$35,000	$35,000	383000
Year 2004 per unit	$718	$714	$714	$556	$556	$714	$719	$897	$897	$727
Per Unit In $1995	$504	$502	$502	$390	$390	$502	$505	$631	$631	$511

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-46

Annual Community Development Costs

Capehart Housing

Fiscal Impact Analysis

Hamilton Army Airfield

Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
Developed Parks, per SF	$0.32	$0.32	$0.32	$0.32	$0.32	$0.32	$0.32	$0.32	$0.32	
Undeveloped Parks Per sf	$0.03	$0.03	$0.03	$0.03	$0 03	$0.03	$0.03	$0.03	$0.03	
Street and lighting maintenance, per lf	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	
1994										$0
1995										$0
1996										$0
1997										$0
1998	$175,000	$55,000	$48,000	$27,000	$27,000	$55,000	$56,000	$38,000	$38,000	$519,000
1999	$182,000	$57,200	$49,920	$28,080	$28,080	$57,200	$58,240	$39,520	$39,520	$539,760
2000	$189,280	$59,488	$51,917	$29,203	$29,203	$59,488	$60,570	$41,101	$41,101	$561,350
2001	$196,851	$61,868	$53,993	$30,371	$30,371	$61,868	$62,992	$42,745	$42,745	$583,804
2002	$204,725	$64,342	$56,153	$31,586	$31,586	$64,342	$65,512	$44,455	$44,455	$607,157
2003	$212,914	$66,916	$58,399	$32,850	$32,850	$66,916	$68,133	$46,233	$46,233	$631,443
2004	$221,431	$69,593	$60,735	$34,164	$34,164	$69,593	$70,858	$48,082	$48,082	$656,701
Year 2004 per unit	$1,251	$1,243	$1,239	$1,265	$1,265	$1,243	$1,243	$1,233	$1,233	$1,246
Per Unit In $1995	$879	$873	$871	$889	$889	$873	$873			$876

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-47
Annual Net Community Service Costs
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
Net Per Capita Cost	$16.29	$16.29	$16.29	$16.29	$16.29	$16.29	$16.29	$16.29	$16.29	
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1998	$7,000	$4,000	$2,000	$1,000	$1,000	$3,000	$2,000	$3,000	$2,000	$25,000
1999	$13,000	$4,000	$4,000	$2,000	$2,000	$4,000	$4,000	$4,000	$4,000	$41,000
2000	$14,000	$4,000	$4,000	$2,000	$2,000	$4,000	$5,000	$4,000	$4,000	$43,000
2001	$15,000	$5,000	$4,000	$2,000	$2,000	$5,000	$5,000	$4,000	$4,000	$46,000
2002	$15,000	$5,000	$4,000	$2,000	$2,000	$5,000	$5,000	$4,000	$4,000	$46,000
2003	$16,000	$5,000	$4,000	$2,000	$2,000	$5,000	$5,000	$4,000	$4,000	$47,000
2004	$16,000	$5,000	$5,000	$2,000	$2,000	$5,000	$5,000	$5,000	$5,000	$50,000
Year 2004 per unit	$90	$89	$102	$74	$74	$89	$88	$128	$128	$95
Per Unit In $1995	$64	$63	$72	$52	$52	$63	$62	$90	$90	$67

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-48
Total Annual General Fund Costs
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1998	$239,000	$91,000	$67,000	$39,000	$38,000	$78,000	$72,000	$66,000	$57,000	$747,000
1999	$299,000	$94,200	$82,920	$42,080	$42,080	$94,200	$90,240	$72,520	$72,520	$889,760
2000	$311,280	$97,488	$85,917	$43,203	$43,203	$97,488	$100,570	$75,101	$75,101	$929,350
2001	$324,851	$102,868	$88,993	$45,371	$45,371	$102,868	$103,992	$77,745	$77,745	$969,804
2002	$336,725	$106,342	$92,153	$46,586	$46,586	$106,342	$108,512	$80,455	$80,455	$1,004,157
2003	$350,914	$110,916	$96,399	$48,850	$48,850	$110,916	$112,133	$84,233	$84,233	$1,047,443
2004	$364,431	$114,593	$100,735	$51,164	$51,164	$114,593	$116,858	$88,082	$88,082	$1,089,701
Year 2004 per unit	$2,059	$2,046	$2,056	$1,895	$1,895	$2,046	$2,050	$2,259	$2,259	$2,068
Per Unit In $1995	$1,447	$1,438	$1,444	$1,331	$1,331	$1,438	$1,440	$1,587	$1,587	$1,453

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-49
Net General Fund Impacts
Capehart Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Capehart Restricted Rental 3 Bed Very Low	Capehart Restricted Rental 3 Bed Low	Capehart Restricted Rental 3 Bed Transitional	Capehart Restricted Ownership 2 Beds Low	Capehart Restricted Ownership 2 Beds Mod	Capehart Restricted Ownership 3 Beds Low	Capehart Restricted Ownership 3 Beds Mod	Capehart Restricted Ownership 4 Beds Low	Capehart Restricted Ownership 4 Beds Mod	Total
1994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1997	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1998	($205,000)	($70,000)	($58,000)	($30,000)	($29,000)	($64,000)	($61,000)	($49,000)	($44,000)	($610,000)
1999	($237,000)	($71,200)	($66,920)	($32,080)	($32,080)	($71,200)	($57,240)	($33,520)	($11,520)	($612,760)
2000	($246,280)	($74,488)	($69,917)	($33,203)	($31,203)	($74,488)	($60,570)	($30,101)	($5,101)	($625,350)
2001	($258,851)	($78,868)	($71,993)	($35,371)	($33,371)	($77,868)	($63,892)	($30,745)	($4,745)	($655,804)
2002	($267,725)	($81,342)	($75,153)	($36,586)	($34,586)	($81,342)	($67,512)	($33,455)	($6,455)	($684,157)
2003	($280,914)	($84,916)	($78,399)	($38,850)	($36,850)	($84,916)	($70,133)	($35,233)	($7,233)	($717,443)
2004	($292,431)	($88,593)	($82,735)	($40,164)	($38,164)	($88,593)	($72,858)	($39,082)	($10,082)	($752,701)
Year 2004 per unit	($1,652)	($1,582)	($1,688)	($1,488)	($1,413)	($1,582)	($1,278)	($1,002)	($259)	($1,428)
Per Unit in $1995	($1,161)	($1,111)	($1,186)	($1,045)	($993)	($1,111)	($898)	($704)	($182)	($1,003)

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-50
Knoll Unit Sale Assumptions
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
Total Number of Units	37	48	11	96
1994				
1995				
1996				
1997				
1998	37	48	11	96
1999				
2000				
2001				
2002				
2003				
2004				
total	37	48	11	96

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-51
Sales Revenues
Knolls Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1995 Per Unit Value	$20,000	$49,000	$0	
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$809,000	$2,570,000	$0	$3,379,000
1999	$0	$0	$0	$0
2000	$0	$0	$0	$0
2001	$0	$0	$0	$0
2002	$0	$0	$0	$0
2003	$0	$0	$0	$0
2004	$0	$0	$0	$0

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–52
Assessed Valuation
Knolls Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1994				
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$0	$0	$0	$0
1999	$809,000	$2,570,000	$0	$3,379,000
2000	$825,180	$2,621,400	$0	$3,446,580
2001	$841,684	$2,673,828	$0	$3,515,512
2002	$858,517	$2,727,305	$0	$3,585,822
2003	$875,688	$2,781,851	$0	$3,657,538
2004	$893,201	$2,837,488	$0	$3,730,689

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B–53
Novato Property Tax Revenues
Knolls Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
City Tax Rate After ERAF	0.0705%	0.0705%	0.0705%	0.0705%
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$0	$0	$0	$0
1999	$1,000	$2,000	$0	$3,000
2000	$1,000	$2,000	$0	$3,000
2001	$1,000	$2,000	$0	$3,000
2002	$1,000	$2,000	$0	$3,000
2003	$1,000	$2,000	$0	$3,000
2004	$1,000	$2,000	$0	$3,000
Year 2004 per unit	$27	$42	$0	$31
Per Unit in $1995	$19	$29	$0	$22

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B–54
Population Projections
Knolls Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
Residents Per Unit	3	3	3	
1994	0	0	0	0
1995	0	0	0	0
1996	0	0	0	0
1997	0	0	0	0
1998	111	144	33	288
1999	111	144	33	288
2000	111	144	33	288
2001	111	144	33	288
2002	111	144	33	288
2003	111	144	33	288
2004	111	144	33	288

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B-55
City Sales Tax Revenues
Knolls Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1995 Sales Tax Per Resident	$11	$17	$10	
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$1,000	$3,000	$0	$4,000
1999	$1,000	$3,000	$0	$4,000
2000	$1,000	$3,000	$0	$4,000
2001	$1,000	$3,000	$0	$4,000
2002	$2,000	$3,000	$0	$5,000
2003	$2,000	$3,000	$0	$5,000
2004	$2,000	$3,000	$0	$5,000
Year 2004 per unit	$54	$63	$0	$52
Per Unit in $1995	$38	$44	$0	$37

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–56
Other General Fund Revenues
Knolls Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1995 Per Capita Franchise Fees (1)	$18	$18	$18	$18
1995 Per Capita License and Permits (2)	$12	$12	$12	$12
1995 per Capita Subvention Revs (3)	$33	$33	$33	$33
total	$63	$63	$63	$63
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$8,000	$10,000	$2,000	$20,000
1999	$8,000	$10,000	$2,000	$20,000
2000	$8,000	$10,000	$2,000	$20,000
2001	$8,000	$11,000	$2,000	$21,000
2002	$9,000	$11,000	$3,000	$23,000
2003	$9,000	$11,000	$3,000	$23,000
2004	$9,000	$12,000	$3,000	$24,000
Year 2004 per unit	$243	$250	$273	$250
Per Unit in $1995	$171	$176	$192	$176

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B–57
Home Transfer Tax Revenues
Knoll Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
$ per $1000 of Sales Value	$0.55	$0.55	$0.55	$0.55
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$0	$1,000	$0	$1,000
1999	$0	$0	$0	$0
2000	$0	$0	$0	$0
2001	$0	$0	$0	$0
2002	$0	$0	$0	$0
2003	$0	$0	$0	$0
2004	$0	$0	$0	$0
Year 2004 per unit	$0	$0	$0	$0
Per Unit in $1995	$0	$0	$0	$0

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B-58
Total Annual General Fund Revenues
Knoll Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$9,000	$14,000	$2,000	$25,000
1999	$10,000	$15,000	$2,000	$27,000
2000	$10,000	$15,000	$2,000	$27,000
2001	$10,000	$16,000	$2,000	$28,000
2002	$12,000	$16,000	$3,000	$31,000
2003	$12,000	$16,000	$3,000	$31,000
2004	$12,000	$17,000	$3,000	$32,000
2004 per unit	$324	$354	$273	$333
Per Unit in $1995	$228	$249	$192	$234

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B–59
Annual City Police Protection Costs
Knoll Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
Per Resident Cost	$126	$126	$126	$126
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$16,000	$20,000	$5,000	$41,000
1999	$16,000	$21,000	$5,000	$42,000
2000	$17,000	$22,000	$5,000	$44,000
2001	$18,000	$23,000	$5,000	$46,000
2002	$18,000	$24,000	$5,000	$47,000
2003	$19,000	$25,000	$6,000	$50,000
2004	$20,000	$26,000	$6,000	$52,000
Year 2004 per unit	$541	$542	$545	$542
Per Unit In $1995	$380	$381	$383	$381

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B–60
Annual Community Development Costs
Knoll Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
Developed Parks, per SF	$0.32	$0.32	$0.32	$0.32
Undeveloped Parks Per sf	$0.03	$0.03	$0.03	$0.03
Street and lighting maintenance, per lf	$12.00	$12.00	$12.00	$12.00
1994				$0
1995				$0
1996				$0
1997				$0
1998	$26,000	$34,000	$8,000	$68,000
1999	$27,040	$35,360	$8,320	$70,720
2000	$28,122	$36,774	$8,653	$73,549
2001	$29,246	$38,245	$8,999	$76,491
2002	$30,416	$39,775	$9,359	$79,550
2003	$31,633	$41,366	$9,733	$82,732
2004	$32,898	$43,021	$10,123	$86,042
Year 2004 per unit	$889	$896	$920	$896
Per Unit In $1995	$625	$630	$647	$630

Source: Keyser Marston Associates, Inc.
01–Nov–95

Table B-61
Annual Net Community Service Costs
Knoll Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoli Restricted Rental 2 Bed Transitional	Total
Net Per Capita Cost	$16.29	$16.29	$16.29	$16.29
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$2,000	$3,000	$600	$5,600
1999	$2,000	$3,000	$630	$5,630
2000	$2,000	$3,000	$650	$5,650
2001	$2,000	$3,000	$680	$5,680
2002	$2,000	$3,000	$710	$5,710
2003	$2,000	$3,000	$740	$5,740
2004	$3,000	$3,000	$760	$6,760
Year 2004 per unit	$81	$63	$69	$70
Per Unit in $1995	$57	$44	$49	$49

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-62
Total Annual General Fund Costs
Knoll Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	$44,000	$57,000	$13,600	$114,600
1999	$45,040	$59,360	$13,950	$118,350
2000	$47,122	$61,774	$14,303	$123,199
2001	$49,246	$64,245	$14,679	$128,171
2002	$50,416	$66,775	$15,069	$132,260
2003	$52,633	$69,366	$16,473	$138,472
2004	$55,898	$72,021	$16,883	$144,802
Year 2004 per unit	$1,511	$1,500	$1,535	$1,508
Per Unit in $1995	$1,061	$1,054	$1,078	$1,060

Source: Keyser Marston Associates, Inc.
01-Nov-95

Table B-63
Net General Fund Impacts
Knoll Housing
Fiscal Impact Analysis
Hamilton Army Airfield
Novato, CA

	Knoll Restricted Rental 2 Bed Very Low	Knoll Restricted Rental 2 Bed Low	Knoll Restricted Rental 2 Bed Transitional	Total
1994	$0	$0	$0	$0
1995	$0	$0	$0	$0
1996	$0	$0	$0	$0
1997	$0	$0	$0	$0
1998	($35,000)	($43,000)	($11,600)	($89,600)
1999	($35,040)	($44,360)	($11,950)	($91,350)
2000	($37,122)	($46,774)	($12,303)	($96,199)
2001	($39,246)	($48,245)	($12,679)	($100,171)
2002	($38,416)	($50,775)	($12,069)	($101,260)
2003	($40,633)	($53,366)	($13,473)	($107,472)
2004	($43,898)	($55,021)	($13,883)	($112,802)
Year 2004 per unit	($1,186)	($1,146)	($1,262)	($1,175)
Per Unit in $1995	($834)	($805)	($887)	($826)

Source: Keyser Marston Associates, Inc.
01-Nov-95

INFRASTRUCTURE COST ESTIMATES
PREPARED BY ROBERT BEIN, WILLIAM FROST & ASSOCIATES

PRELIMINARY ENGINEER'S ESTIMATE
REUSE PLAN LAND USE

HAMILTON AIRFIELD REUSE PLAN
NOVATO, CALIFORNIA

Prepared for:

The Hamilton Reuse Planning Authority

Prepared by:

Robert Bein, William Frost and Associates
14725 Alton Parkway
Irvine, CA 92713

Revised
September 26, 1995
JN 30351

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PRELIMINARY ENGINEER'S ESTIMATE

RE-USE PLAN

NOVATO, CALIFORNIA

JN 30351

REVISED SEPTEMBER 26, 1995

PLANNING AREA	ALTERNATIVE A EXISTING LAND USE
RAFAEL HOUSING	$11,202,705.00
CAPEHART HOUSING (EXCLUDING HILLSIDE)	$8,128,705.00
CAPEHART HOUSING HILLSIDE	$387,715.00
SPANISH HOUSING (EXCLUDING KNOLL)	$5,354,145.00
SPANISH HOUSING KNOLL	$1,170,460.00
COMMISSARY & EXCHANGE TRIANGLE	$2,161,280.00
TOWN CENTER, BOWLING ALLEY, BALLFIELD, HOSPITAL HILL & OFFICERS' CLUB	$3,865,915.00
ESTIMATED CONSTRUCTION COST	$32,270,925.00
CONTINGENCY 30%	$9,681,277.50
TOTAL ESTIMATED CONSTRUCTION COST	$41,952,202.50

NOTE: The above summary represents the estimated construction cost for only the items detailed on the Engineer's Estimate.

PRELIMINARY ENGINEER'S ESTIMATE

RE-USE PLAN

NOVATO, CALIFORNIA

JN 30351

REVISED SEPTEMBER 26, 1995

		ESTIMATED COST							
	ITEM DESCRIPTION	RAFAEL HOUSING	CAPEHART HOUSING (EXCLUDING HILLSIDE)	CAPEHART HOUSING HILLSIDE	SPANISH HOUSING (EXCLUDING KNOLL)	SPANISH HOUSING KNOLL	COMMISSARY & EXCHANGE TRIANGLE	TOWNCENTER, BOWLING ALLEY, BALLFIELD, HOSPITAL HILL & OFFICERS' CLUB	TOTAL AMOUNT
1	DRAINAGE	$139,500.00	$21,000.00	$10,000.00	$580,700.00	0	$25,000.00	$801,250.00	$1,577,450.00
2	WATER	$1,928,305.00	$2,221,700.00	N/A	$1,114,770.00	$407,300.00	$659,425.00	$1,133,250.00	$7,464,750.00
3	SEWER	$996,150.00	$1,166,100.00	N/A	$599,600.00	$250,500.00	$196,300.00	$312,400.00	$3,521,050.00
4	STREET	$4,543,200.00	$2,375,680.00	$14,565.00	$1,341,750.00	$170,555.00	$660,680.00	$329,790.00	$9,436,220.00
5	ELECTRICAL	$2,921,750.00	$1,920,125.00	$266,750.00	$1,334,575.00	$268,625.00	$496,250.00	$1,047,100.00	$8,255,175.00
6	TELEPHONE	$382,500.00	$253,925.00	$36,500.00	$217,250.00	$41,500.00	$64,125.00	$96,125.00	$1,091,925.00
7	CABLE TV	$262,500.00	$166,425.00	$23,000.00	$146,000.00	$25,500.00	$33,250.00	$63,125.00	$719,800.00
8	NATURAL GAS	$28,800.00	$3,750.00	$36,900.00	$19,500.00	$6,480.00	$26,250.00	$82,875.00	$204,555.00
9	MISCELLANEOUS								
	SUBTOTAL COST	$11,202,705.00	$8,128,705.00	$387,715.00	$5,354,145.00	$1,170,460.00	$2,161,280.00	$3,865,915.00	$32,270,925.00
								CONTINGENCY (30%)	$9,681,277.50
								ESTIMATED CONSTRUCTION COST	$41,952,202.50

NOTE: The above summary represents the estimated construction cost for only the items detailed on the Engineer's Estimate.

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
		DRAINAGE IMPROVEMENTS				
RAFAEL HOUSING	1.	Parkway Culverts	EA	10	$1,000.00	$10,000
	2.	"V" Ditch	LF	4,000	$20.00	$80,000
	3.	24" RCP	LF	400	$60.00	$24,000
	4.	Catch Basins	EA	5	$3,500.00	$17,500
	5.	Manholes	EA	2	$4,000.00	$8,000
						$0
						$0
						$0
		SUBTOTAL RAFAEL				**$139,500**
CAPEHART HOUSING (EXCLUDING HILLSIDE)		Nominal Pipe Upgrades	LS	1	$21,000.00	$21,000
						$0
						$0
						$0
						$0
		SUBTOTAL CAPEHART EXCL. HILLSIDE				**$21,000**
CAPEHART HILLSIDE	1.	18" RCP	LF	0	$50.00	$0
	2.	24" RCP	LF	100	$60.00	$6,000
	3.	36" RCP	LF	0	$75.00	$0
	4.	Catch Basins	EA	0	$3,500.00	$0
	5.	Manholes	EA	1	$4,000.00	$4,000
						$0
						$0
		SUBTOTAL CAPEHART HILLSIDE				**$10,000**

(M) Indicates Items shown on City Master Plan Study

Hamilton Airfield

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
		DRAINAGE				
SPANISH HOUSING (EXCLUDING KNOLL)		18" RCP	LF	4,920	$50.00	$246,000
		24" RCP	LF	870	$60.00	$52,200
		36" RCP	LF	0	$75.00	$0
		Catch Basins	EA	59	$3,500.00	$206,500
		Manholes	EA	19	$4,000.00	$76,000
						$0
		SUBTOTAL SPANISH HOUSING EXCL. KNOLL				**$580,700**
						$0
SPANISH HOUSING KNOLL		No Drainage Improvements Anticipated				$0
						$0
						$0
						$0
						$0
						$0
		SUBTOTAL SPANISH HOUSING KNOLL				**$0**
COMMISSARY & EXCHANGE TRIANGLE		Nominal Pipe/Appurtenances Upgrades	LS	1	$25,000.00	$25,000
						$0
						$0
						$0
						$0
		SUBTOTAL COMMISSION & EXCHANGE TRIANGLE				**$25,000**
						$0
TOWN CENTER BOWLING ALLEY, BALLFIELD, HOSPITAL		18" RCP	LF	7,580	$50.00	$379,000
		24" RCP	LF	850	$60.00	$51,000
		36" RCP	LF	1,050	$75.00	$78,750
		Catch Basins	EA	47	$3,500.00	$164,500
		Manholes	EA	32	$4,000.00	$128,000
						$0
		SUBTOTAL TOWN CENTER				**$801,250**
		TOTAL DRAINAGE				**$1,577,450**

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
		WATER IMPROVEMENTS				
RAFAEL HOUSING (NMWD)	1.	8-inch PVC pipeline	LF	19,295	$79.00	$1,524,305
	2.	Service Connections	EA	505	$800.00	$404,000
						$0
		SUBTOTAL RAFAEL				**$1,928,305**
CAPEHART HOUSING (EXCLUDING HILLSIDE) (MMWD)	1.	8-inch PVC pipeline	LF	15,760	$80.00	$1,260,800
	2.	12-inch PVC pipeline	LF	4,900	$105.00	$514,500
	3.	Service Connections	EA	558	$800.00	$446,400
						$0
		SUBTOTAL CAPEHART				**$2,221,700**
SPANISH HOUSING (EXCLUDING KNOLL) (NMWD)	1.	8-inch PVC pipeline	LF	11,070	$79.00	$874,530
	2.	12-inch PVC pipeline	LF	1,530	$88.00	$134,640
	3.	Service Connections	EA	132	$800.00	$105,600
		SUBTOTAL SPANISH HOUSING EXCL. KNOLL				**$1,114,770**
SPANISH HOUSING (KNOLL ONLY) (NMWD)	1.	8-inch PVC pipeline	LF	2,300	$79.00	$181,700
	2.	12-inch PVC pipeline	LF	1,200	$88.00	$105,600
	3.	Service Connections	EA	150	$800.00	$120,000
						$0
		SUBTOTAL SPANISH HOUSING WITH KNOLL				**$407,300**
COMMISSARY & EXCHANGE TRIANGLE (MMWD)	1.	8-inch PVC pipeline	LF	1,200	$80.00	$96,000
	2.	10-inch PVC pipeline	LF	2,430	$92.50	$224,775
	3.	12-inch PVC pipeline	LF	3,210	$105.00	$337,050
	4.	Service connections	EA	2	$800.00	$1,600
		SUBTOTAL COMMISSION & EXCHANGE TRIANGLE				**$659,425**
TOWNCENTER BOWLING ALLEY, BALLFIELD, HOSPITAL HILL & OFFICERS' CLUB (NMWD)	1.	8-inch PVC pipeline	LF	4,310	$79.00	$340,490
	2.	10-inch PVC pipeline	LF	1,530	$83.50	$127,755
	3.	12-inch PVC pipeline	LF	7,520	$88.00	$661,760
	4.	Service Connections	EA	4	800	$3,200
						$0
		SUBTOTAL TOWNCENTER				**$1,133,205**
		TOTAL WATER				**$7,464,705**

(M) Indicates items shown on City Master Plan Study

Hamilton Airfield

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
		SEWER IMPROVEMENTS				
RAFAEL HOUSING	1.	8-inch PVC gravity pipeline	LF	15,435	$40.00	$617,400
	2.	Service Connections	EA	505	$750.00	$378,750
						$0
		SUBTOTAL RAFAEL				**$996,150**
CAPEHART HOUSING (EXCLUDING HILLSIDE)	1.	8-inch PVC gravity pipeline	LF	16,890	$40.00	$675,600
	2.	8-inch force main	LF	1,800	$40.00	$72,000
	3.	Service Connections	EA	558	$750.00	$418,500
		SUBTOTAL CAPEHART EXCL. HILLSIDE				**$1,166,100**
CAPEHART HOUSING HILLSIDE		Not Included				$0
						$0
						$0
		SUBTOTAL CAPEHART HOUSING HILLSIDE				**$0**
SPANISH HOUSING (EXCLUDING KNOLL)	1.	8-inch PVC gravity pipeline	LF	11,290	$40.00	$451,600
	2.	6-inch force main	LF	1,400	$35.00	$49,000
	3.	Service Connections	EA	132	$750.00	$99,000
		SUBTOTAL SPANISH HOUSING EXCL. KNOLL				**$699,600**
SPANISH HOUSING (KNOLL ONLY)	1.	8-inch PVC gravity pipeline	LF	3,450	$40.00	$138,000
	2.	Service Connections	EA	150	$750.00	$112,500
		SUBTOTAL SPANISH HOUSING KNOLL ONLY				**$250,500**
COMMISSARY & EXCHANGE TRIANGLE	1.	8-inch PVC gravity pipeline	LF	4,870	$40.00	$194,800
	2.	Service Connection	EA	2	$750.00	$1,500
		SUBTOTAL COMMISSION & EXCHANGE TRIANGLE				**$196,300**
TOWNCENTER, BOWLING ALLEY, BALLFIELD, HOSPITAL HILL & OFFICERS' CLUB	1.	8-inch PVC gravity pipeline	LF	7,735	$40.00	$309,400
	2.	Service Connections	EA	4	$750.00	$3,000
						$0
						$0
		SUBTOTAL TOWNCENTER				**$312,400**
		TOTAL SEWER				**$3,621,050**

(M) Indicates items shown on City Master Plan Study

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
		STREET IMPROVEMENTS				
RAFAEL HOUSING	1.	Sidewalk (Assumes 4" Thickness)	SF	241,200	$3.00	$723,600
	2.	Pavement (Includes AC Removals)	SF	864,000	$3.50	$3,024,000
	3.	Pavement Overlay (Assumes 2" Overlay)	SF	0	$0.60	$0
	4..	Slurry Seal	SY	0	$0.15	$0
	5.	Curb & Gutter (Assumes 8" CF Average)	LF	48,240	$15.00	$723,600
	6.	Removal/Excavation (AC/Grading)	CY	4,800	$15.00	$72,000
	7.	Removal (Concrete)	CY	3,600	$50.00	$180,000
		SUBTOTAL RAFAEL HOUSING				**$4,543,200**
CAPEHART HOUSING (EXCLUDING HILLSIDE)	1.	Sidewalk (Assumes 4" Thickness)	SF	211,560	$3.00	$634,680
	2.	Pavement (Includes AC Removals)	SF	441,000	$3.50	$1,543,500
	3.	Pavement Overlay (Assumes 2" Overlay)	SF	0	$0.60	$0
	4.	Slurry Seal	SY	0	$0.15	$0
	5.	Curb & Gutter (Assumes 8" CF Average)	LF	42,312	$15.00	$634,680
	6.	Removal/Excavation (AC/Grading)	CY	2,500	$15.00	$37,500
	7.	Removal (Concrete)	CY	3,200	$50.00	$160,000
		SUBTOTAL CAPEHART HOUSING EXCL. HILLSIDE				**$2,375,680**
CAPEHART HOUSING HILLSIDE	1.	Sidewalk (Assumes 4" Thickness)	SF	0	$3.00	$0
	2.	Pavement (Includes AC Removals)	SF	0	$3.50	$0
	3.	Pavement Overlay (Assumes 2" Overlay)	SF	0	$0.60	$0
	4.	Slurry Seal	SY	97,100	$0.15	$14,565
	5.	Curb & Gutter (Assumes 8" CF Average)	LF	0	$15.00	$0
	6.	Removal/Excavation (AC/Grading)	CY	0	$15.00	$0
	7.	Removal (Concrete)	CY	0	$50.00	$0
						$0
		SUBTOTAL CAPEHART HOUSING HILLSIDE				**$14,565**

Hamilton Airfield

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
SPANISH HOUSING	1.	Sidewalk (Assumes 4" Thickness)	SF	147,020	$3.00	$441,060
(EXCLUDING KNOLL)	2.	Pavement (Includes AC Removals)	SF	222,500	$3.50	$778,750
	3.	Pavement Overlay (Assumes 2" Overlay)	SF	0	$0.60	$0
	4.	Slurry Seal	SY	0	$0.15	$0
	5.	Curb & Gutter (Assumes 8" CF Average)	LF	29,400	$15.00	$441,000
	6.	Removal/Excavation (AC/Grading)	CY	800	$15.00	$12,000
	7.	Removal (Concrete)	CY	2,200	$50.00	$110,000
						$0
		SUBTOTAL SPANISH HOUSING EXCL. KNOLL				**$1,341,750**
	1.	Sidewalk (Assumes 4" Thickness)	SF	40,800	$3.00	$122,400
SPANISH HOUSING	2.	Pavement (Includes AC Removals)	SF	0	$3.50	$0
	3.	Pavement Overlay (Assumes 2" Overlay)	SF	0	$0.60	$0
	4.	Slurry Seal	SY	117,700	$0.15	$17,655
KNOLL	5.	Curb & Gutter (Assumes 8" CF Average)	LF	8,160	$15.00	$122,400
	6.	Removal/Excavation (AC/Grading)	CY	0	$15.00	$0
	7.	Removal (Concrete)	CY	610	$50.00	$30,500
						$0
		SUBTOTAL SPANISH HOUSING KNOLL				**$170,555**
COMMISSARY &	1.	Sidewalk (Assumes 4" Thickness)	SF	73,960	$3.00	$221,880
EXCHANGE TRIANGLE	2.	Pavement (Includes AC Removals)	SF	38,000	$3.50	$133,000
	3.	Pavement Overlay (Assumes 2" Overlay)	SF	23,000	$0.60	$13,800
	4.	Slurry Seal	SY	15,000	$0.15	$2,250
	5.	Curb & Gutter (Assumes 8" CF Average)	LF	14,800	$15.00	$222,000
	6.	Removal/Excavation (AC/Grading)	CY	850	$15.00	$12,750
	7.	Removal (Concrete)	CY	1,100	$50.00	$55,000
		SUBTOTAL COMMISSION & EXCHANGE TRIANGLE				**$660,680**
TOWNCENTER,	1.	Sidewalk (Assumes 4" Thickness)	SF	27,880	$3.00	$83,640
BOWLING ALLEY,	2.	Pavement (Includes AC Removals)	SF	33,000	$3.50	$115,500
	3.	Pavement Overlay (Assumes 2" Overlay)	SF	20,000	$0.60	$12,000
	4.	Slurry Seal	SY	13,000	$0.15	$1,950
BALLFIELD, HOSPITAL	5.	Curb & Gutter (Assumes 8" CF Average)	LF	5,580	$15.00	$83,700
HILL & OFFICERS'	6.	Removal/Excavation (AC/Grading)	CY	800	$15.00	$12,000
CLUB	7.	Removal (Concrete)	CY	420	$50.00	$21,000
		SUBTOTAL TOWNCENTER				**$329,790**
		TOTAL STREET				**$9,436,220**

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
		ELECTRICAL IMPROVEMENTS				
RAFAEL HOUSING						
	1.	12KV SUB-STATION	EA	1	$175,000.00	$175,000
	2.	4" PVC CONDUIT (WITH ENCASEMENT)	LF	51,250	$15.00	$768,750
	3.	#1/0 AWG (12KV)CABLE	LF	176,800	$5.00	$884,000
	4.	POWER MANHOLE	EA	55	$2,500.00	$137,500
	5.	150 KVA TRANSFORMER INCLUDING PAD	EA	17	$15,000.00	$255,000
	6.	2" CONDUIT (INCLUDING WIRE AND TRENCH)	LF	55,000	$7.50	$412,500
	7.	STREET LIGHTING	EA	150	$1,500.00	$225,000
	8.	SPLICING & MISC TERMINATIONS	LS	1	$64,000.00	$64,000
		SUBTOTAL RAFAEL				**$2,921,750**
CAPEHART HOUSING (EXCLUDING HILLSIDE)						
	1.	12KV SUB-STATION	EA	1	$175,000.00	$175,000
	2.	4" PVC CONDUIT (WITH ENCASEMENT)	LF	15,300	$15.00	$229,500
	3.	#1/0 AWG (12KV)CABLE	LF	49,725	$5.00	$248,625
	4.	POWER MANHOLE	EA	85	$2,500.00	$212,500
	5.	150 KVA TRANSFORMER INCLUDING PAD	EA	27	$15,000.00	$405,000
	6.	2" CONDUIT (INCLUDING WIRE AND TRENCH)	LF	51,000	$7.50	$382,500
	7.	STREET LIGHTING	EA	150	$1,500.00	$225,000
	8.	SPLICING & MISC TERMINATIONS	LS	1	$42,000.00	$42,000
		SUBTOTAL CAPEHART EXCL. HILLSIDE				**$1,920,125**

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
CAPEHART HILLSIDE	1.	4" PVC CONDUIT (WITH ENCASEMENT)	LF	2,700	$15.00	$40,500
	2.	#1/0 AWG (12KV)CABLE	LF	9,500	$5.00	$47,500
	3.	POWER MANHOLE	EA	15	$2,500.00	$37,500
	4.	150 KVA TRANSFORMER INCLUDING PAD	EA	3	$15,000.00	$45,000
	5.	2" CONDUIT (INCLUDING WIRE AND TRENCH)	LF	8,500	$7.50	$63,750
	6.	STREET LIGHTING	EA	15	$1,500.00	$22,500
	7.	SPLICING & MISC TERMINATIONS	LS	1	$10,000.00	$10,000
		SUBTOTAL CAPEHART HILLSIDE				**$266,750**
SPANISH HOUSING (EXCLUDING KNOLL)						
	1.	4" PVC CONDUIT (WITH ENCASEMENT)	LF	11,000	$15.00	$165,000
	2.	#1/0 AWG (12KV)CABLE	LF	39,015	$5.00	$195,075
	3.	POWER MANHOLE	EA	77	$2,500.00	$192,500
	4.	150 KVA TRANSFORMER INCLUDING PAD	EA	23	$15,000.00	$345,000
	5.	2" CONDUIT (INCLUDING WIRE AND TRENCH)	LF	46,000	$7.50	$345,000
	6.	STREET LIGHTING (REFURBISH ONLY)	EA	112	$500.00	$56,000
	7.	SPLICING & MISC TERMINATIONS	LS	1	$36,000.00	$36,000
		SUBTOTAL SPANISH HOUSING EXCL. KNOLL				**$1,334,575**
SPANISH HOUSING KNOLL						
	1.	4" PVC CONDUIT (WITH ENCASEMENT)	LF	2,500	$15.00	$37,500
	2.	#1/0 AWG (12KV)CABLE	LF	8,625	$5.00	$43,125
	3.	POWER MANHOLE	EA	10	$2,500.00	$25,000
	4.	150 KVA TRANSFORMER INCLUDING PAD	EA	5	$15,000.00	$75,000
	5.	2" CONDUIT (INCLUDING WIRE AND TRENCH)	LF	10,000	$7.50	$75,000
	6.	STREET LIGHTING (REFURBISH ONLY)	EA	10	$500.00	$5,000
	7.	SPLICING & MISC TERMINATIONS	LS	1	$8,000.00	$8,000
		SUBTOTAL SPANISH HOUSING KNOLL				**$268,625**

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
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REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
COMMISSARY & EXCHANGE TRIANGLE	1.	4" PVC CONDUIT (H.V. WITH ENCASEMENT)	LF	7,000	$15.00	$105,000
	2.	#1/0 AWG (12KV)CABLE	LF	24,150	$5.00	$120,750
	3.	POWER MANHOLE	EA	10	$2,500.00	$25,000
	4.	150 KVA TRANSFORMER INCLUDING PAD	EA	3	$15,000.00	$45,000
	5.	4" CONDUIT (INCLUDING WIRE AND TRENCH)	LF	2,500	$18.00	$45,000
	6.	STREET LIGHTING	EA	45	$1,500.00	$67,500
	7.	SPLICING & MISC TERMINATIONS	LS	1	$28,000.00	$28,000
	8.	2" CONDUIT (INCLUDING WIRE AND TRENCH)	LF	8,000	$7.50	$60,000
		SUBTOTAL COMMISSION & EXCHANGE TRIANGLE				**$496,250**
TOWNCENTER, BOWLING ALLEY, BALLFIELD, HOSPITAL HILL & OFFICERS' CLUB	1.	4" PVC CONDUIT (H.V. WITH ENCASEMENT)	LF	6,500	$15.00	$97,500
	2.	#1/0 AWG (12KV)CABLE	LF	20,500	$5.00	$102,500
	3.	POWER MANHOLE	EA	20	$2,500.00	$50,000
	4.	150 KVA TRANSFORMER INCLUDING PAD	EA	3	$15,000.00	$45,000
	5.	4" CONDUIT (INCLUDING WIRE AND TRENCH)	LF	3,200	$18.00	$57,600
	6.	STREET LIGHTING	EA	150	$1,500.00	$225,000
	7.	SPLICING & MISC TERMINATIONS	LS	1	$42,000.00	$42,000
	8.	75 KVA TRANSFORMER INCLUDING PAD	EA	3	$15,000.00	$45,000
	9.	2" CONDUIT (INCLUDING WIRE AND TRENCH)	LF	51,000	$7.50	$382,500
		SUBTOTAL TOWNCENTER				**$1,047,100**
		TOTAL ELECTRICAL				**$8,256,176**

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
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PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
RAFAEL HOUSING		TELEPHONE IMPROVEMENTS				
	1.	4" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	34,000	$7.50	$255,000
	2.	PEDESTAL/PULL BOXES	EA	84	$125.00	$10,500
	3.	2" CONDUIT (DISTRIBUTION)	LF	32,800	$2.50	$82,000
	4.	MISC. CONNECTIONS/TAPS	LS	1	$20,000.00	$20,000
	5.	MAIN SWITCH (INTERFACE CABINET)	EA	1	$15,000.00	$15,000
		SUBTOTAL RAFAEL				$382,500
CAPEHART HOUSING (EXCLUDING HILLSIDE)	1.	4" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	21,000	$7.50	$157,500
	2.	PEDESTAL/PULL BOXES	EA	65	$125.00	$8,125
	3.	2" CONDUIT (DISTRIBUTION)	LF	21,320	$2.50	$53,300
	4.	MISC. CONNECTIONS/TAPS	LS	1	$20,000.00	$20,000
	5.	MAIN SWITCH (INTERFACE CABINET)	EA	1	$15,000.00	$15,000
		SUBTOTAL CAPEHART HOUSING EXCL. HILLSIDE				**$253,925**
CAPEHART HOUSING HILLSIDE	1.	4" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	3,000	$7.50	$22,500
	2.	PEDESTAL/PULL BOXES	EA	8	$125.00	$1,000
	3.	2" CONDUIT (DISTRIBUTION)	LF	2,800	$2.50	$7,000
	4.	MISC. CONNECTIONS/TAPS	LS	1	$6,000.00	$6,000
		SUBTOTAL CAPEHART HOUSING HILLSIDE				**$36,500**

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
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REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
SPANISH HOUSING (EXCLUDING KNOLL)	1.	4" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	17,000	$7.50	$127,500
	2.	PEDESTAL/PULL BOXES	EA	48	$125.00	$6,000
	3.	2" CONDUIT (DISTRIBUTION)	LF	19,500	$2.50	$48,750
	4.	MISC. CONNECTIONS/TAPS	LS	1	$20,000.00	$20,000
	5.	MAIN SWITCH (INTERFACE CABINET)	EA	1	$15,000.00	$15,000
		SUBTOTAL SPANISH HOUSING EXCL. KNOLL				**$217,250**
SPANISH HOUSING KNOLL	1.	4" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	3,000	$7.50	$22,500
	2.	PEDESTAL/PULL BOXES	EA	8	$125.00	$1,000
	3.	2" CONDUIT (DISTRIBUTION)	LF	3,800	$2.50	$9,500
	4.	MISC. CONNECTIONS/TAPS	LS	1	$8,500.00	$8,500
		SUBTOTAL SPANISH HOUSING KNOLL				**$41,500**
COMMISSARY & EXCHANGE TRIANGLE	1.	4" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	5,150	$7.50	$38,625
	2.	PEDESTAL/PULL BOXES	EA	18	$125.00	$2,250
	3.	2" CONDUIT (DISTRIBUTION)	LF	1,300	$2.50	$3,250
	4.	MISC. CONNECTIONS/TAPS	LS	1	$5,000.00	$5,000
	5.	MAIN SWITCH (INTERFACE CABINET)	EA	1	$15,000.00	$15,000
		SUBTOTAL COMMISSION & EXCHANGE TRIANGLE				**$64,125**
TOWNCENTER, BOWLING ALLEY, BALLFIELD, HOSPITAL HILL, & OFFICERS' CLUB	1.	4" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	10,000	$7.50	$75,000
	2.	PEDESTAL/PULL BOXES	EA	15	$125.00	$1,875
	3.	2" CONDUIT (DISTRIBUTION)	LF	4,500	$2.50	$11,250
	4.	MISC. CONNECTIONS/TAPS	LS	1	$8,000.00	$8,000
		SUBTOTAL TOWNCENTER				**$96,125**
		TOTAL TELEPHONE				**$1,091,925**

Hamilton Airfield

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
RAFAEL HOUSING		**CABLE TV IMPROVEMENTS**				
	1.	3" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	34,000	$5.00	$170,000
	2.	2" CONDUIT (DISTRIBUTION)	LF	32,800	$2.50	$82,000
	3.	PULL BOX / PEDESTAL	EA	84	$125.00	$10,500
		SUBTOTAL RAFAEL HOUSING				**$262,500**
CAPEHART HOUSING (EXCLUDING HILLSIDE)	1.	3" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	21,000	$5.00	$105,000
	2.	2" CONDUIT (DISTRIBUTION)	LF	21,320	$2.50	$53,300
	3.	PULL BOX / PEDESTAL	EA	65	$125.00	$8,125
		SUBTOTAL CAPEHART HOUSING EXCL. HILLSIDE				**$166,425**
CAPEHART HOUSING HILLSIDE	1.	3" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	3,000	$5.00	$15,000
	2.	2" CONDUIT (DISTRIBUTION)	LF	2,800	$2.50	$7,000
	3.	PULL BOX / PEDESTAL	EA	8	$125.00	$1,000
		SUBTOTAL CAPEHART HOUSING HILLSIDE				**$23,000**
SPANISH HOUSING	1.	3" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	19,500	$5.00	$97,500
	2.	2" CONDUIT (DISTRIBUTION)	LF	17,000	$2.50	$42,500
	3.	PULL BOX / PEDESTAL	EA	48	$125.00	$6,000
(EXCLUDING KNOLL)						
		SUBTOTAL SPANISH HOUSING EXCL. KNOLL				**$146,000**
SPANISH HOUSING KNOLL	1.	3" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	3,000	$5.00	$15,000
	2.	2" CONDUIT (DISTRIBUTION)	LF	3,800	$2.50	$9,500
	3.	PULL BOX / PEDESTAL	EA	8	$125.00	$1,000
		SUBTOTAL SPANISH HOUSING KNOLL				**$25,500**

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
COMMISSARY & EXCHANGE TRIANGLE	1.	3" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	5,150	$5.00	$25,750
	2.	2" CONDUIT (DISTRIBUTION)	LF	2,000	$2.50	$5,000
	3.	PULL BOX / PEDESTAL	EA	20	$125.00	$2,500
		SUBTOTAL COMMISSION & EXCHANGE TRIANGLE				**$33,250**
TOWNCENTER, BOWLING ALLEY, BALLFIELD, HOSPITAL HILL, OFFICER CLUB	1.	3" PVC CONDUIT RUN IN COMMON TRENCH W/ PW	LF	10,000	$5.00	$50,000
	2.	2" CONDUIT (DISTRIBUTION)	LF	4,500	$2.50	$11,250
	3.	PULL BOX / PEDESTAL	EA	15	$125.00	$1,875
						$0
		SUBTOTAL TOWNCENTER				**$63,125**
		TOTAL CABLE TV				**$719,800**

Hamilton Airfield

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
JN 30351
REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
		GAS LINE IMPROVEMENTS				
RAFAEL	1.	NOMINAL IMPROVEMENT ONLY - 4"	LF	12,000	$2.40	$28,800
CAPEHART HOUSING (EXCLUDING HILLSIDE)	1.	NOMINAL IMPROVEMENT ONLY - 2"	LF	2,500	$1.50	$3,750
CAPEHART HOUSING HILLSIDE	1.	NOMINAL IMPROVEMENT ONLY - 3"	LF	14,000	$1.95	$27,300
	2.	NOMINAL IMPROVEMENT ONLY - 4"	LF	4,000	$2.40	$9,600
SPANISH HOUSING (EXCLUDING KNOLL)	1.	NOMINAL IMPROVEMENT ONLY - 3"	LF	10,000	$1.95	$19,500
SPANISH HOUSING KNOLL	1.	NOMINAL IMPROVEMENT ONLY - 2"	LF	2,500	$1.50	$3,750
	2.	NOMINAL IMPROVEMENT ONLY - 3"	LF	1,400	$1.95	$2,730
COMMISSARY, EXCHANGE TRIANGLE	1.	REPLACE IN ENTIRETY - 2"	LF	3,500	$7.50	$26,250
TOWNCENTER, BOWLING ALLEY, BALLFIELD, HOSPITAL HILL, OFFICERS' CLUB	1.	REPLACE IN ENTIRETY - 3"	LF	8,500	$9.75	$82,875
		TOTAL GAS				**$204,555**
TOTAL (ALL ITEMS)						**$32,270,880**
CONTINGENCY (30%)						**$9,681,264**
ESTIMATED CONSTRUCTION COST						**$41,952,144**

PRELIMINARY ENGINEER'S ESTIMATE

REUSE PLAN
NOVATO, CALIFORNIA
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REVISED SEPTEMBER 26, 1995

PLANNING AREA	ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY	UNIT COST	AMOUNT
PACHECO CREEK		**UPGRADE EXISTING SYSTEM**				
IMPROVEMENTS	1.	2 - 8' x 8' RCB	LF	1,420	$505	$717,100
(ALTERNATIVES)	2.	Remove/Dispose RCP	LF	3,730	50	$186,500
		SUBTOTAL				$903,600
		CONTINGENCY (25%)				$225,900
		TOTAL				**$1,129,500**
		GRADE NEW OPEN CHANNEL				
	1.	Trapezoidal Grass Channel	LF	1,420	72	$102,240
	2.	Remove/Dispose RCP	LF	3,730	50	$186,500
	3.	2-8' x 8' RCB	LF	220	505	$111,100
		SUBTOTAL				$399,840
		CONTINGENCY (25%)				$99,960
		TOTAL				**$499,800**
RUNWAY PARCEL		**100-YEAR FLOOD PROTECTION**				
ALTERNATIVES	1.	Rebuild Levees	LS	1	1,813,000	$1,813,000
	2.	Increase Pump Capacity	LS	1	6,500,000	$6,500,000
		SUBTOTAL				$8,313,000
		CONTINGENCY (25%)				$2,078,250
		TOTAL				**$10,391,250**
	1.	ESTIMATED ANNUAL MAINTENANCE COST	LS	1	61,000	$61,000
		FLOODED RUNWAY PARCEL				
	1.	Rebuild Levees	LS	1	1,813,000	$1,813,000
	2.	Pump Station	LS	1	150,000	$150,000
		SUBTOTAL				$1,963,000
		CONTINGENCY (25%)				$490,750
		TOTAL				**$2,453,750**
		ESTIMATED ANNUAL MAINTENANCE COST	LS	1	35,000	$35,000

APPENDIX
PRELIMINARY ENGINEER'S ESTIMATE

NOVATO, CALIFORNIA
JN 30351

ASSUMPTIONS AND LIMITATIONS

The following are the major assumptions and limitations used in the development of the infrastructure analysis and cost estimate:

A. General

1. Since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over Contractor(s)' methods of determining prices, or over competitive bidding or market conditions, its opinions of the budgetary Construction Cost provided herein are made on the basis of their experience and qualifications and represent its best judgement as an experienced and qualified professional engineer, familiar with the construction industry.

2. Cost based on "Hamilton Reuse Plan" document dated August, 1995.

B. Earthwork/Removals

1. The clean-up of any hazardous material or remedial earthwork is excluded from the estimate.
2. The cost for the disposal of excess material is included in the estimate.
3. The unit costs in the estimate allow for both rough and fine grading operations.
4. Concrete removals based on an average of 5 inches thickness.

C. Drainage

On-site Infrastructure Improvements

Costs provided are for the improvement of on-site flood control facilities within the planning areas indicated. Several assumptions have been made to complete the estimates which are defined in detail below.

1. The City of Novato requires on-site flood control systems to be designed to convey the expected 25-year runoff. Most of the facilities within the study area were designed to a 10-year frequency. Following conversations with the City of Novato engineering staff (Lew Frederickson, Pers. Comm), the following improvement scenarios were defined:

   a. Existing Storm Drain System in Good Condition: If a storm drain system appears to have 20 to 30+ years of service life left and is in good condition, the City will accept such a system without prejudice and will not require upgrade to current standards.

   b. Existing Storm Drain System in Fair Condition: Defined as a system with 10 to 20 years of service life remaining. Some deterioration of the system is present, minor repairs are necessary in the near term. The City will accept such a system with the condition that an assessment district is formed to fund future replacement of the system. The City will not require that the system is immediately upgraded to meet current standards.

   c. Existing Storm Drain in Poor Condition: Defined as a system with less than about 10 years of service life remaining. Such a system must be replaced and designed to current City of Novato Standards.

For the purposes of this estimate, storm drain systems were assumed to fall under either Case a) or Case c). Additional information is required to assess whether a given system would fall under Case b).

2. The estimate does not include costs to rebuild inlets or adjust manholes as a part of street rebuilding or resurfacing projects.

3. The estimate assumes that the facility upgrades associated with the New Hamilton Partnership are constructed, in-place and functioning.

4. Storm drain systems in planning areas for Spanish Housing, Exchange Triangle, Commissary, Ballfields, Officers Club, Bowling Alley, and Town Center were considered unserviceable and in need of replacement based on field review.

D. Water and Sewer Improvements

General

All Planning Areas

1. Assumes all surveying district pipelines will remain in place.

2. All estimates are based on existing land use.

3. Assumes all backbone pipelines within the streets are replaced.

Sewer

1. Assumes all sewer pipelines are 8-inch.

2. Assumes all development areas will be served by NSD.

Specific Assumptions

Water

Rafael Village

1. All pipelines are 8-inch.
2. Development to be served by NMWD.

Capehart Housing

1. Excludes Hillside Housing - (assumed property will be retained by U.S.C.G.)
2. Development to be serviced by MMWD.

Spanish Housing

1. Development to be served by NMWD.

Commissionary & Exchange

1. Development to be served by MWWD.

Town Center

1. Development to be served by NMWD.

E. Street Improvements

1. The pavement section for all streets is assumed to be 6" AC over 8" AB.
2. The sidewalk is assumed to be 5' wide and along both sides of the streets.
3. Due to age of the existing improvements and the fact that intensive utility trenching within the roadway will be required, it is assumed for the purpose of the cost estimate that except for the relatively new Knoll and Hillside areas, all curbs, gutters, sidewalks and pavement sections are removed and replaced.

4. Roadway Pavement Costs have been developed based on the following assumptions:

Location	**Pavement Replacement**	**Percentage for Maintenance/ Replacement** **A.C. Overlay**	**Required Slurry Seal**
Rafael	100%	0%	0%
Capehart (Excluding Hillside)	100%	0%	0%
Capehart (Hillside)	0%	0%	100%
Spanish (Excluding Knoll)	100%	0%	0%
Spanish (Knoll)	0%	0%	100%
Exchange/ Commissionary	50%	30%	20%
Town Center/ Bowling	50%	30%	20%

4. The cost for signing and striping is assumed to be approximately $1.50 per linear foot of roadway.

F. Electrical Improvements

1. All services will be underground.

2. Cost for removal/relocation of existing electrical facilities is included in the unit prices for the new facilities.

G. Telephone Improvements

1. All services will be underground.

2. Telephone conduit to be installed at the same time as power utility duct bank.

3. Cost for removal/relocation of existing telephone facilities is included in the unit prices for the new facilities.

H. Cable TV Improvements

1. All services will be underground.
2. Cable conduit to be installed at the same time as power utility duct bank.
3. Cost for removal/relocation of existing cable TV facilities is included in the unit prices for the new facilities.

I. Gas Improvements

1. Individual house meters not included.
2. All gas piping to be polyethylene.
3. Costs included demolition and/or abandonment of existing piping.

J. Miscellaneous

1. The mobilization fee is assumed to be approximately 2 percent of the overall project cost.

As a result of the level of available detail to prepare this estimate, a 30 percent contingency has been added to the estimated construction cost.

HAMILTON WINTER SERVICE CENTER LETTER OF AUTHORIZATION

AGREEMENT #2676

E-2
1.

LETTER OF AUTHORIZATION FOR 1994/95
HAMILTON WINTER SERVICE CENTER

Pursuant to Settlement Agreement - Homeless Facility Agreement #2582 between the City of Novato and the County of Marin and based on the positive experience of the 1993/94 Winter Service Center at Hamilton, the City and the County agree that for the 1994/95 Winter Service Center at Hamilton on an experimental, limited and controlled basis, the following provisions may be implemented by winter service program staff:

1. Additional trailer may be added for the following program support services only:

    A. Rooms for resident services such as job and housing search, computer entry, AA & NA meetings, nurse screening, life skills class, etc.
    B. Main Office
    C. Reception and Orientation
    D. Recreation
    E. Counseling

2. Kitchen facilities may include on-site cooking for residents and staff; no soup kitchen.

3. Interior fencing may be relocated within the licensed site area so long as complete perimeter fencing remains intact.

4. On a case by case basis, up to 5 resident vehicles may be driven into and out of the shelter area by owner/resident only; timing of ingress and egress shall be as approved and monitored by program staff.

5. On a case by case basis, up to 15 clients may be allowed to use public transportation to access after hours jobs or other program-related activities outside the normal hours of shelter van service as approved and monitored by program staff. Vehicular access to and from local public transit stops shall be provided by program staff whenever possible. No residents will be allowed to walk into and out of the shelter area without prior written staff approval.

6. On a case by case basis, use of staff vehicles for health care and program-related activities of up to 10 residents shall be allowed.

7. The Neighborhood Advisory Committee shall continue to monitor shelter operations to insure that all provisions of the agreement are satisfactorily met and shall advise the City accordingly. The Neighborhood Advisory Committee will hold a public meeting in September to convey information and answer questions regarding the Hamilton Winter Service Center.

8. The frequency of security checks may be reduced during the hours of 12 p.m. to 5 a.m., but staff must maintain constant radio dispatch communications with the security patrol.

9. Keep the same phone numbers as last year.

10. Should any problem arise in the surrounding neighborhood areas related to any of these experimental provisions that jeopardize the safety and security of the neighborhood areas, the City, at its sole discretion, shall terminate these provisions.

11. Should any significant changes occur in Center staff, the City has the right to reconsider these conditions.

Cynthia L. Murray
City of Novato

Annette Rose
County of Marin
Annette Rose

AGREEMENT #2582

AMENDMENT TO SETTLEMENT AGREEMENT - HOMELESS FACILITY

THIS AGREEMENT is made and entered into this 2nd day of November 1993, by and between the County of Marin ("County") and the City of Novato ("City").

1. This Agreement amends the Settlement Agreement - Homeless Facility entered into by the County and City dated October 14, 1993 (hereinafter "First Agreement") and as to the subjects addressed herein supersedes and replaces the First Agreement's terms and conditions.

2. Paragraph 6 of the First Agreement is amended to read:

A. On condition that the County receives the lease or license referred to in paragraph 3 hereof and is successful in opening the multi-service center facility on the 4.5 acre site (Exhibit "A"), County agrees to discontinue its pursuit of any other site on the property known as Hamilton and not to pursue any other site for the succeeding two (2) years following the date hereof.

B. In the event that the County does not receive the said lease or license or is not successful in opening the said facility, or ~~and~~ after the termination of the two (2) year period specified above in subparagraph ~~6~~(A), the County may pursue any site on the property known as Hamilton for homeless shelter purposes except that portion of the Hamilton property under contract for sale to the New Hamilton Partnership or its designee.

3. Paragraph 7 of the First Agreement is amended to read:

On the condition that all parties to the litigation described above bear their own costs and fees incurred in connection with said litigation, the City shall forthwith dismiss, without prejudice, said litigation as against all parties.

4. Paragraph 8 is added to the First Agreement to read:

The City reserves all rights it may have to oppose or to initiate litigation with respect to any site on the Hamilton property pursued by the County or any other person for homeless shelter purposes except for that site described as Exhibit "A".

5. In all other respects, the First Agreement shall remain in full force and effect except as otherwise amended by this Agreement.

6. The parties agree that they shall exercise good faith in implementing the terms and conditions of this and the First Agreement.

7. The parties agree to the further terms and conditions set forth in Exhibit "E" attached hereto and incorporated by this reference.

IN WITNESS WHEREOF the parties execute this Agreement on the first date written above.

COUNTY OF MARIN

BY: Bob Roumiguiere

CITY OF NOVATO

BY Harry J. Moore, Mayor

homeless

EXHIBIT "B"

1. The City will use its best efforts to assist in the establishment of the homeless shelter on the site referred to as Exhibit A in the Settlement Agreement (the "Site").

2. The Site will be used for a homeless shelter for an initial term of two (2) years, which term may be extended only by mutual agreement between City and County. Upon the expiration of the term or the term as extended, County will be responsible for the costs of removing the homeless shelter and will leave the Site in substantially its original condition as of the time immediately preceding the construction of the homeless shelter.

3. New Hamilton Partnership, or its designee, is granted a license for reasonable access to the Site for purposes of conducting surveys, soil samples, geological tests, and tests of a similar nature. Such access will not interfere in any manner with the operation of the homeless shelter on the Site.

4. The homeless shelter will be limited to the following structures: a tent listed in the County's fixed asset inventory as Property No. 21905, and supporting kitchen and restroom facilities and other accessory buildings or tents (not for residential purposes) dedicated solely to serving the residential population and staff housed in the primary structure identified as Property No. 21905. These physical structures will be completely surrounded by a fence of not less than six feet in height. In addition, the following requirements will apply:

A. The County, or its licensee, will ensure that persons desiring to be recipients of homeless shelter services ("clients") will have ingress and egress to and from the Site only by facility vehicle which will pick up and deliver clients to designated pick-up and drop-off points around the County. Clients who are under the influence of alcohol or controlled substances, or who manifest behavior inconsistent with the smooth and proper operations or programs of the homeless shelter, will not be transported to, or allowed to enter, the Site. Prospective clients who are subsequently discovered to be under the influence of alcohol or controlled substances at any time after their arrival at the facility will immediately be returned to the place they were picked up, and prospective clients who are subsequently discovered to manifest behavior inconsistent with the smooth and proper operations or programs of the homeless shelter at any time after their arrival at the facility will be kept at the shelter until it is feasible to turn them over to a suitable institution.

B. The County and/or its licensee will ensure that the homeless shelter will be operated in a manner such that the proposed use will be compatible with the surrounding community and the program will assist the clients with the objective of becoming productive members of the community at large.

C. City will not be responsible for County booking fees in connection with the detention of any person attracted to the area as a result of the homeless shelter.

SETTLEMENT AGREEMENT - HOMELESS FACILITY

THIS AGREEMENT, made and entered into this 14th day of October, 1993, by and between the COUNTY OF MARIN, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and the CITY OF NOVATO, a municipal corporation of the State of California, hereinafter referred to as "CITY".

WITNESSETH:

In consideration of the mutual promises and covenants hereinafter made, the parties hereto do hereby agree as follows:

1. The parties have had significant differences of opinion regarding the provision of services to homeless persons at Hamilton Air Force Base, which differences culminated in litigation being commenced against the County, among others, by the City in Federal District Court (USDC No. C93-2914 TEH). The parties hereto wish to settle said litigation and fully and finally settle their differences regarding the matter and, therefore, further agree as follows:

2. The site for the provision of services to the homeless by County shall be the northwest corner site of the 4.5 acres more particularly described in Exhibit A, attached hereto and by this reference incorporated herein.

3. The basis of the County occupying the land shall be by lease or license to the County of Marin or its designated non-profit for an initial term of two (2) years, which term may be extended by mutual agreement.

4. The services for the homeless contemplated by the parties will be a multi-service center program which City agrees may be operated on a year-round basis if a majority of the Board of Supervisors so determines.

The number of persons to be provided services at the contemplated facility shall not exceed the number of persons who are permitted by health and safety regulations.

5. The physical requirements for the provision of services shall be as follows:

A. The facility will be totally fenced.

B. Persons desiring services shall have ingress and egress to and from the property by facility vehicle which will pick up and deliver clients to designated pick-up and drop-off points around the County. Clients who are under the influence of alcohol or controlled substances will not be allowed to board the facility vehicle. Prospective clients who arrive at the facility under the influence of alcohol or controlled substances because it was not detected will be returned to the place they were picked up.

C. Novato Police and the County Sheriff will provide their normal services. If additional services are found to be necessary, those offices will work with the local Hamilton Security Force to obtain more security. The County will supplement the security force budget by a reasonable amount as needed. Security services will include the patrolling of a defined area, including Nave Lanes, the shopping center immediately north of nave Lanes, Los Robles Mobile Home park and Lanham Village.

D. It is of vital concern to the parties hereto that the program be operated in a manner so that the pro-posed use is compatible with the surrounding community and that the program will assist the clients to become productive members of the community it large. In furtherance of that goal, attached hereto marked Exhibit B, and by this reference incorporated herein, are minimum requirements of operation to be adopted and implemented by the County.

6. On condition that County receives the lease or license referred to in paragraph 3 hereof and is successful in opening the multi-service center facility on the 4.5-acre site (Exhibit A), County agrees to discontinue its pursuit of any other site on the property known as Hamilton.

7. Upon the execution of this Agreement by City and County, City agrees to dismiss the above-referenced litigation against all defendants herein named, such dismissal to be with prejudice.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement the day and year first above written.

COUNTY OF MARIN ("COUNTY")

By: Bob Roumiguiere

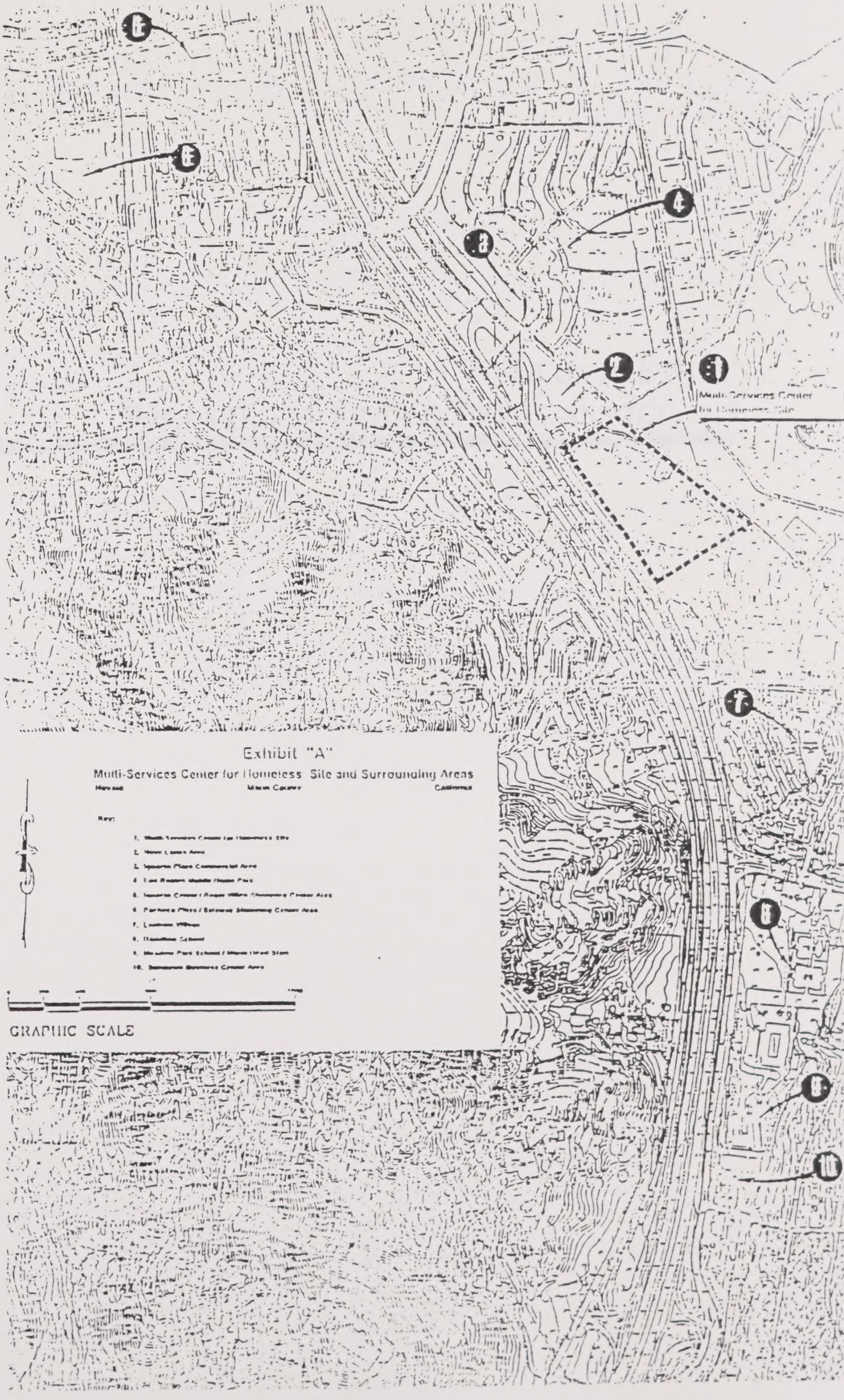
CITY OF NOVATO ("CITY")

By: Harry J Moore, Mayor

EXHIBIT B

MINIMUM REQUIREMENTS OF OPERATION

1. Alcohol and drugs are not permitted on the premises.
2. Physical and verbal abuse will not be tolerated. This includes sexual, racial and homophobic comments. No violence or weapons allowed.
3. Smoking is not allowed in any of the buildings and is only permitted in designated outside areas.
4. Food or beverages cannot be consumed or stored in the sleeping area.
5. Theft will not be tolerated.
6. Radios and televisions need to be used with headphones.
7. Participants of MSC will observe a good neighbor policy with the businesses and residents in the area. Loitering or littering outside the MSC is not permitted.
8. All participants will be screened and will choose and commit to an individual action plan. Anyone not committing to an action plan will not be admitted (e.g., no "night-to-night" individuals).
9. If any serious problems occur in the operation of the MSC, the County and the City will meet and resolve said problems.
10. The County shall provide a 24-hour phone number for surrounding businesses and residents to call in the event of problems. The designated party shall be responsible to resolve the problem or refer it to the applicable person for resolution. A log will be kept of all complaints.
11. The program operator will develop such other requirements as are appropriate and furnish copies to the County and the City.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Multi-Services Center for Homeless Site
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Key:
1. Multi-Services Center for Homeless Site
GRAPHIC SCALE

Exhibit "A"

Multi-Services Center for Homeless Site and Surrounding Areas

Novato Marin County California

TRAFFIC STUDY
PREPARED BY FEHR & PEERS ASSOCIATES

TRANSPORTATION AND CIRCULATION TECHNICAL APPENDIX

INTRODUCTION

This Technical Appendix, prepared by Fehr & Peers Associates, provides an overview of the detailed traffic analysis that was performed for the Reuse Plan for the Hamilton Army Airfield, in Novato. In addition to the analysis, contained herein, other relevant traffic information and data has been presented in the Existing Conditions Report and the main body of the Reuse Plan as follows:

- The Existing Conditions Report (Section 5.0: Circulation and traffic) contains:
  - A detailed description of existing local and regional traffic and transit service.
  - A detailed description of transportation planning issues relative to access to each of the planning areas.
  - Results of trip generation studies conducted at the military uses within the base.
- The Reuse Plan (Section 5.1: Circulation) contains:
  - A description of circulation issues, by planning area, for the Preferred Reuse Plan.
  - Circulation goals and policies relevant to multiple planning areas.
  - Circulation goals and policies relevant to specific planning areas.

The intent of this appendix is to describe the methodology used in analyzing reuse alternatives, provide background to the selection of the preferred alternative and to document projected local and regional traffic conditions with the Preferred Reuse Plan. Because the analysis conducted was significant, it would be very difficult to present all of the detailed outputs in this report. However, the data can be made available to interested parties upon request. To make such a request, call Matthew Ridgway or Nathan Tran at Fehr & Peers Associates (telephone: 510-284-3200).

BACKGROUND GROWTH ASSUMPTIONS

In order to assess the impacts the Reuse Plan on local and regional traffic conditions, it was necessary to make some assumptions about development which might occur in the Hamilton Field and greater Novato areas within the next 20 years. The City of Novato is currently undergoing a General Plan update, one part of which is an update to the City's Circulation Element. Future background traffic assumptions were taken from the *Novato General Plan Revision Transportation Background Report #3*[1].

Currently, three (3) General Plan alternative are being considered. The alternatives and the resulting citywide changes in the number of residential units and non-residential square footage are provided below:

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[1] Whitlock & Weinberger Transportation, Inc., *Draft Report on the General Plan Transportation Background Report #3: Evaluation of Preferred Plan and Alternatives*, June 15, 1995.

Alternative	% Increase in Residential Units from Existing	% Increase in Non-Residential Square Footage from Existing
Existing General Plan	30%	99%
Preferred General Plan	27%	77%
Second Plan Alternative	24%	59%

For the purposes of this analysis, background traffic conditions from the Preferred General Plan alternative were used. Within the study area, but excluding the Hamilton Army Airfield Reuse area, these background growth assumptions include buildout of the remaining residential areas of Ignacio, the New Hamilton Partnership Master Plan as adopted, and aside from the commercial included in the New Hamilton Partnership Master Plan, a relatively minor amount of new commercial development.

With regards to the Hamilton Army Airfield Reuse area, the Preferred General Plan assumes that the level of traffic from the Reuse area will be equivalent to the level of traffic from military uses prior to decommission of the base plus the equivalent of 103 new dwelling units and about 725,000 square feet of new commercial.

FUTURE CIRCULATION SYSTEM ASSUMPTIONS

A number of improvements are planned to the local area network as part of the New Hamilton Partnership Master Plan. These improvements are described in the Existing Conditions Report (Section 5.3.1: Study Area Roadways, page 333).

In addition to these improvement assumptions, significant regional transportation improvements have also been identified in the Preferred General Plan scenario of the City's General Plan update effort. These improvements include widening of Highway 101 north of Atherton Avenue (into Sonoma County) to six lanes.

ANALYSIS METHODOLOGIES

In order to accurately estimate future traffic conditions in the study area, a traffic model was constructed of the Hamilton Field and Ignacio areas and also including regional connections (Highway 101 and State Route 37). The model contains about 50 traffic analysis zones (TAZs) of which roughly half are used to subtract traffic generation associated with military uses off of the traffic network and the other half are to introduce the new traffic generation associated with the Reuse Plan to the network.

Traffic analysis for this project was performed using the standard three step modelling process:

1. Trip Generation - The trip generation process estimates the number of vehicle trips which are likely to be generated by specific quantities of various land uses.

2. Traffic Distribution - The traffic distribution process estimates the origination and destination points for traffic to and from the area.

3. Traffic Assignment - The assignment process estimates travel routes between specific origins and destinations.

Analysis of the impacts of the Reuse Plan alternatives on AM and PM peak hour traffic conditions was performed through the use of the following process:

- Future background traffic volumes, from the Preferred General Plan, were input into the model as background traffic assumptions;
- Traffic associated with the Preferred General Plan land use potentials for the Reuse area was removed from the network;
- Traffic associated with the occupied military uses was removed from the network; and
- Traffic associated with the Reuse Plan alternatives was added to the network.

Detailed intersection analysis was then conducted at the 19 study intersections and three (3) freeway segment based on the outcomes of this modelling process. A description of the intersection analysis techniques used in this analysis can be found in the Existing Conditions Report (Section 5.3.2: Existing Intersection Operations, page 336).

TRAFFIC ANALYSIS OF REUSE PLAN ALTERNATIVES

Traffic analysis has been conducted for four (4) Reuse Plan alternatives, one of which is the Preferred Reuse Plan. The progression of this analysis was analysis of three (3) Preliminary Reuse Plan alternatives in June and July of 1995 and analysis of the Preferred Reuse Plan in August and September of 1995.

Definitions of the alternatives can be found below. Descriptions of the Trip Generation, Traffic Distribution and Traffic Assignment assumptions and procedures are provided subsequent to that, followed by a Summary of the Analysis of the three Preliminary Reuse Plan Alternatives and the Preferred Plan.

Definition of Alternatives

In developing a Reuse Plan, up to three (3) alternatives were derived for each of 10 planning areas (plus the Runway Parcel) with the potential to mix and match the alternatives in any configuration. This created the potential for up to 108 different land use scenarios for the Reuse area.

In order to get a general sense of the level of traffic associated with the Reuse Plan alternatives without performing analysis of 108 land use scenarios, the 108 scenarios were combined into three (3) master scenarios (Alternatives A, B and C) combining all Alternatives A, B, and C for each planning area. Alternative A represents the land use designations for Alternative A for all planning areas. Alternative B represents all Alternative B land use designations for the planning areas, except where no land use Alternative B was designated in which case Alternative A was used. Alternative C represents all Alternative C land use designations for the planning areas, except where no land use Alternative C was designated in which case Alternative A was used.

The outcomes from the analysis of Alternatives A, B, and C were used to formulate the Preferred Reuse Plan. The analysis of Alternatives A, B, and C revealed that the reuse of the housing areas of the site as civilian housing was resulting in little or no traffic increase when compared with the military housing units. Reuse of the non-residential areas such as Commissary Triangle (Planning Area 4), Exchange Triangle (Planning Area 5), the Town Center (Planning Area 6), Hospital Hill (Planning Area 7), and the Officer's Club (Planning Area 9), were resulting in significant amounts of new traffic above that which could be offset by reductions in military traffic from these planning areas. Reuse of the Runway Parcel as a major recreational facility was also found to be infeasible because of the level of traffic associated with this use.

Specific recommendations from the Alternatives A, B and C traffic analysis were to reduce the amount and/or more narrowly define the Community Facilities and Civic Uses (CFCU), to reduce the amount of commercial, and to eliminate the Community Recreation designation from the Runway Parcel. Moving forward with these recommendations, and recommendations resulting from topics other than circulation, the Preferred Reuse Plan was formulated.

Trip Generation

Estimates of the number of vehicle trips to be generated by potential land uses are made based on industry standard rates for various land uses. Because, this is a large-area plan estimates were also made of the percentage of trips which would be internal to the project and industry standard rates were discounted by these percentages. Table 1 provides the AM and PM peak hour trip rates, by planning area, along with adjustment factors used for non-residential uses and sources for the trip rates (The rates shown for non-residential uses are the actual rates used after the adjustments have been applied.).

Tables 2 through 5 present the trip generation characteristics, by planning area, for each of the three Preliminary Reuse Plans (Tables 2 through 4) and the Preferred Reuse Plan (Table 5). A brief summary of the trip generation characteristics of each plan is shown below:

Alternative	Net New AM Peak Hour Vehicle Trips	Net New PM Peak Hour Vehicle Trips
Alternative A	54	-759
Alternative B	1,632	1,463
Alternative C	147	-775
Preferred Reuse Plan	-192	-1,221

Note that Alternatives A and C are similar in traffic generation characteristics. In point of fact, the traffic generation associated with Alternative B is also similar for all parcels except the Runway Parcel, where the designation of 300 acres of Parkland and 50 acres of Community Facilities and Civic Uses (CFCU) skews the overall numbers. Note also, that each of the Preliminary Alternatives results in additional traffic to the area in the AM peak hour. Since one of the policies set forth in the Reuse Plan was to add no new traffic to the network, it was necessary to more narrowly define acceptable types and quantities of land uses by study area.

This is reflected in a more detailed breakdown of uses in Table 5 (Preferred Reuse Plan Trip Generation) and a final tally of a net decrease in the number of trips generated by the Reuse area.

Traffic Distribution

For this study, traffic distribution assumptions were taken from the Marin County Congestion Management Agency (CMA) Model for residential and non-residential uses. This is consistent with the traffic distribution assumptions used by the City of Novato in preparing its traffic analysis of the Preferred General Plan scenario. The distribution assumptions are shown in Table 6.

Traffic Assignment

Traffic assignment assumptions were derived based predominantly on shortest path analysis. The inherent assumption in this type of assignment is that drivers will travel by the route that is the shortest distance from origin to destination. In some cases, congestion on routes may also play a role in the drivers travel route decision, and adjustments were made for this where applicable. However, the in the Hamilton Field area travel route options are limited so most assignment assumptions are based strictly on shortest paths.

Summary of the Analysis of the three Preliminary Reuse Plan Alternatives and the Preferred Plan

As noted, detailed intersection and freeway segment analysis was performed for each of the Preliminary Reuse Plan Alternatives (Alternatives A, B and C) and for the Preferred Reuse Plan. The results of the intersection analyses are summarized in Tables 7 and 8 for the AM and PM peak hours, respectively. The results of the freeway segments analyses are presented in Tables 9 and 10 for the AM and PM peak hours, respectively.

In keeping with the trip generation estimates, it is clear that the impacts associated with Alternative B, with Parkland and Community Facilities and Civic Uses (CFCU) on the Runway Parcel, would be significant to both local and regional traffic. The impacts associated with Alternatives A and C are small but significant. The impacts associated with the Preferred Reuse Plan would be insignificant, and in fact represent a significant improvement over the Preferred General Plan scenario in many cases. This is particularly evident at the Ignacio Boulevard Interchange and on segments of Highway 101.

Note that the intersection of Ignacio Boulevard @ the Safeway Driveway is expected to operate at LOS F in the PM peak hour under cumulative traffic conditions regardless of the Reuse Plan alternative. The Preferred Reuse Plan does not exacerbate this condition. Similarly, several of the freeway segments are projected to operate at LOS E and/or F conditions, but again the Preferred Reuse Plan does not exacerbate this condition.

Table 1

Trip Rates, Reduction Factors, and Source								
			AM Peak Hour		PM Peak Hour			
			Trip Rates		Trip Rates		Adjustment	Trip Rate
Planning Area	Land Use	Amount	In	Out	In	Out	Factors	Source
PA 1								
Military Subtract	Multi-Family Housing	505 Du's	0.14	0.41	0.37	0.40	1.0	Hamilton (Existing Condition)
Civilian Add	Low Density Housing	275 Du's	0.20	0.56	0.66	0.36	1.0	ITE 210 (Sgle Detached Hsing)
	Med Density Housing	125 Du's	0.08	0.36	0.35	0.19	1.0	ITE 230 (Condo/Townhouse)
	Congregate Care Facility	100 Du's	0.04	0.02	0.10	0.07	1.0	SANDAG (Congregate Care)
	Total Housing	500 Du's						
	Parkland	7 Acres	0.60	0.60	1.20	1.20	0.6	SANDAG (Devel. City Park)
	Open Space	0 Acres	0.05	0.05	0.10	0.10	0.6	SANDAG (Ag. Land)
PA 2								
Military Subtract	Multi-Family Housing	527 Du's	0.14	0.41	0.43	0.20	1.0	Hamilton (Existing Condition)
Civilian Add	Med Density Housing	527 Du's	0.08	0.36	0.35	0.19	1.0	ITE 230 (Condo/Townhouse)
	Open Space	0 Acres	0.05	0.05	0.10	0.10	0.6	SANDAG (Ag. Land)
	Parkland	6 Acres	0.60	0.60	1.20	1.20	0.6	SANDAG (Devel. City Park)
PA 3								
Military Subtract	Single Family Housing	-228 Du's	0.60	0.44	0.57	0.57	1.0	Hamilton (Existing Condition)
Civilian Add	Low Density Housing	62 Du's	0.20	0.56	0.66	0.36	1.0	ITE 210 (Sgle Detached Hsing)
	Med Density Housing	70 Du's	0.08	0.36	0.35	0.19	1.0	ITE 230 (Condo/Townhouse)
	Med Density Multi-Family Housing	96 Du's	0.08	0.36	0.35	0.19	1.0	ITE 230 (Condo/Townhouse)
	Total Housing	228 Du's						
	Open Space	0 Acres	0.05	0.05	0.10	0.10	0.6	SANDAG (Ag. Land)
	Parkland (undeveloped)	26 Acres	0.05	0.05	0.10	0.10	0.6	SANDAG (undevel. City Park)
	CFCU	1 KSF	2.96	0.56	1.32	5.29	0.6	ITE 730 (Government Office)
	Walk-to-Tennis Courts	4 Crts	0.96	0.64	2.16	1.44	1.0	SANDAG (Tennis Courts)
	Day Care	9.3 KSF	7.60	7.60	7.20	7.20	1.0	SANDAG (Day Care)
	CFCU	9.3 KSF	2.96	0.56	1.32	5.29	0.6	ITE 730 (Government Office)
PA 4								
Military Subtract	Warehouse	45.9 KSF	0.21	0.09	0.19	0.29	0.4 (0.6)	SANDAG (Warehousing)
	Commissary	20 KSF	0.46	0.17	2.14	2.14	0.2 (0.6)	Hamilton (Existing Conditions)
Civilian Add	80-Bed Emergency Shelter	80 Beds	0.04	0.02	0.080	0.080	1.0	SANDAG (Congregate Care)
	City Corporate Yard	9 Acres	3.58	0.40	0.61	3.77	0.5	ITE 110 (Light Industrial)
PA 5								
Military Subtract	Commercial	46.6 KSF	0.58	0.38	3.96	3.96	0.2 (0.6)	SANDAG (Neigh. Shop)
	Exchange Commercial	726 KSF	0.22	0.13	0.78	0.78	1.0	Hamilton (Existing Condition)
	Gas Station	4.5 KSF	2.25	2.25	8.25	8.25	0.2	SANDAG (Old Svce. Station)
	Community Services	13 KSF	0.00	2.09	0.72	1.13	0.8	ITE 495 (Rec. Comm. Cntr)
	Office	16.8 KSF	2.02	0.22	0.42	1.66	0.8	SANDAG (Standard Office)
	Warehouse	3 KSF	0.21	0.09	0.19	0.29	0.4 (0.6)	SANDAG (Warehousing)

Table 1

Trip Rates, Reduction Factors, and Source								
			AM Peak Hour		PM Peak Hour			
			Trip Rates		Trip Rates		Adjustment	Trip Rate
Planning Area	Land Use	Amount	In	Out	In	Out	Factors	Source
Civilian Add	CFCU (Animal Shelter)	3 Acres	2.90	0.56	1.32	5.29	0.6	ITE 730 (Government Office)
	School Yard District	4 Acres	3.58	0.40	0.61	3.77	0.5	ITE 110 (Light Industrial)
	Day Care	0.5 KSF	7.60	7.60	7.20	7.20	1.0	SANDAG (Day Care)
	College Corporate Yard	6 Acres	3.15	1.35	1.92	2.88	0.5	SANDAG (Warehousing)
	Offices	5 KSF	2.52	0.28	0.52	2.08	1.0	SANDAG (Standard Office)
	Congregate Care Facility	210 Du's	0.04	0.02	0.10	0.07	1.0	SANDAG (Congregate Care)
	Neighborhood Commercial	34.9 KSF	1.15	0.77	2.64	2.64	0.4	SANDAG (Neigh. Shop)
PA 6								
Military Subtract	Office	13.5 KSF	2.02	0.22	0.42	1.66	0.8	SANDAG (Standard Office)
	Theatre	6 KSF	0.02	0.00	0.45	0.19	0.1	SANDAG (Movie Theatre)
	Chapel	10.7 KSF	0.06	0.01	0.07	0.07	0.2	SANDAG (Church)
Civilian Add	Chapel	10.7 KSF	0.12	0.03	0.14	0.14	0.4	SANDAG (Church)
	Passive Park	1 Acres	0.06	0.06	0.12	0.12	0.6	SANDAG (Undev. Neigh. Park)
	Movie Theatre	6 KSF	0.09	0.01	1.79	0.77	0.4	SANDAG (Movie Theatre)
	Artist Workspace	18 KSF	1.94	0.22	0.86	1.54	0.4	SANDAG (Civic Center)
PA 7								
Military Subtract	Community Services	10 KSF	0.00	2.09	0.72	1.13	0.8	ITE 755 (Rec. Comm. Cntr)
Civilian Add								
	Neighborhood Commercial	87.1 KSF	1.15	0.77	2.64	2.64	0.4	SANDAG (Neigh. Shop)
	20 Room B&B Inn	20 Rms	0.36	0.29	0.43	0.33	1.0	ITE 310 (Hotel)
PA 8								
Military Subtract	Racquetball/Gym/Bowling	20 KSF	0.30	0.22	0.18	0.28	0.2	SANDAG (Raquetball Club)
Civilian Add	Developed City Park	3 Acres	0.60	0.60	2.00	2.00	0.6	SANDAG (Devel. City Park)
	Health Club	20 KSF	0.53	0.38	1.30	0.86	0.6	SANDAG (Raquetball Club)
PA 9								
Military Subtract	None	0	n/a	n/a	n/a	n/a		
Civilian Add	20 Room B&B Inn	20 Rms	0.36	0.29	0.43	0.33	1.0	SANDAG (Hotel)
	Conference Hall	10 KSF	1.00	0.11	0.21	0.83	0.4	SANDAG (Standard Office)
PA 10								
Military Subtract	None	0	n/a	n/a	n/a	n/a		
Civilian Add	Parkland (Ballfields)	24 Acres	0.60	0.60	1.20	1.20	0.6	SANDAG (Devel. City Park)
Runway								
Military Subtract	None	0	n/a	n/a	n/a	n/a		
Civilian Add	Open Space	0 Acres	0.00	0.00	0.00	0.00		Assumed wetlands

Table 2

Alternative A Trip Generation								
			AM Peak Hour			PM Peak Hour		
			Trip Rates			Trip Rates		
Planning Area	Land Use	Amount	In	Out	Trips	In	Out	Trips
PA 1								
Military Subtract	Multi-Family Housing	505 Du's	0.14	0.41	-278.0	0.37	0.40	-388.9
Civilian Add	Low Density Housing	405 Du's	0.20	0.56	307.0	0.66	0.36	413.1
	Med Density Multi-Family Housing	60 Du's	0.08	0.36	26.3	0.35	0.19	32.4
	Total Housing	465 Du's			333.3			445.5
	Parkland	7 Acres	0.60	0.60	8.4	1.20	1.20	16.8
	Open Space	7 Acres	0.05	0.05	0.7	0.10	0.10	1.3
Total Trips					64.4			74.8
PA 2								
Military Subtract	Multi-Family Housing	527 Du's	0.14	0.41	-290.0	0.43	0.20	-332.0
Civilian Add	Med Density Housing	527 Du's	0.08	0.36	231.4	0.35	0.19	284.6
	Open Space	88 Acres	0.05	0.05	8.4	0.10	0.10	16.9
	Parkland	6 Acres	0.60	0.60	7.2	1.20	1.20	14.4
	Commercial Facility	6 Acres	14.58	1.60	97.1	6.48	15.12	129.6
Total					54.1			113.5
PA 3								
Military Subtract	Single Family Housing	228 Du's	0.60	0.44	-237.1	0.57	0.57	-259.9
Civilian Add	Low Density Housing	62 Du's	0.20	0.56	47.0	0.66	0.36	63.2
	Med Density Housing	70 Du's	0.08	0.36	30.7	0.35	0.19	37.8
	Med Density Multi-Family Housing	96 Du's	0.08	0.36	42.1	0.35	0.19	51.8
	Total Housing	228 Du's			119.9			152.9
	Open Space	32 Acres	0.05	0.05	3.1	0.10	0.10	6.1
	Parkland	26 Acres	0.60	0.60	31.2	1.20	1.20	62.4
	Community Facility	5 Acres	14.58	1.60	80.9	6.48	15.12	108.0
	Public Utilities	1 Acres	0.00	0.00	0.0	0.00	0.00	0.0
Total					-2.1			69.5
PA 4								
Military Subtract	Warehouse	45.9 KSF	0.21	0.09	-13.8	0.19	0.29	-22.0
	Commissary	20	0.46	0.17	-12.6	2.14	2.14	-85.6
Civilian Add	High Density Multi-Family Housing	80 Du's	0.15	0.14	23.0	0.19	0.15	27.2
	Community Facility	9 Acres	2.84	0.54	30.4	1.27	5.08	57.2
Total					27.1			-23.3
PA 5								
Military Subtract	Commercial	46.6 KSF	0.58	0.38	-44.8	3.96	3.96	-369.2
	Gas Station	4.5 KSF	2.25	2.25	-20.3	8.25	8.25	-74.3
	Community Services	13 KSF	0.00	0.88	-11.4	0.72	1.13	-24.1
	Office	16.8 KSF	2.02	0.22	-37.6	0.42	1.66	-34.9
	Warehouse	3 KSF	0.21	0.09	-0.9	0.19	0.29	-1.4
Civilian Add	Med Density Housing	56 Du's	0.08	0.36	24.6	0.35	0.19	30.2
	Neighborhood Commercial	2 Du's	11.52	7.68	38.4	26.40	26.40	105.6
	Parkland	3 Acres	0.60	0.60	3.6	1.20	1.20	7.2
	Community Facility	14 Acres	14.58	1.60	226.5	6.48	15.12	302.4
Total					178.2			-58.4

Table 2

Alternative A Trip Generation								
			AM Peak Hour			PM Peak Hour		
			Trip Rates			Trip Rates		
Planning Area	Land Use	Amount	In	Out	Trips	In	Out	Trips
PA 6								
Military Subtract	Office	13.5 KSF	2.02	0.22	-30.2	0.42	1.66	-28.1
	Theatre	6 KSF	0.02	0.00	-0.1	0.45	0.19	-3.8
	Chapel	10.7 KSF	0.06	0.01	-0.7	0.07	0.07	-1.5
Civilian Add	Neighborhood Commercial	3 Acres	11.52	7.68	57.6	26.40	26.40	158.4
	Parkland	1 Acres	0.60	0.60	1.2	1.20	1.20	2.4
	Community Facility	1 Acres	14.58	1.60	16.2	6.48	15.12	21.6
Total					43.9			149.0
PA 7								
Military Subtract	Community Services	10 KSF	0.00	0.88	-8.8	0.72	1.13	-18.5
Civilian Add	Open Space	3 Acres	0.05	0.05	0.3	0.10	0.10	0.6
	Parkland	3 Acres	0.60	0.60	3.6	1.20	1.20	7.2
Total					-4.9			-10.7
PA 8								
Military Subtract	Racquetball/Gym/Bowling	20 KSF	0.30	0.22	-10.4	0.18	0.28	-9.2
Civilian Add	Parkland	3 Acres	0.60	0.60	3.6	1.20	1.20	7.2
Total					-6.8			-2.0
PA 9								
Military Subtract	None	0	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Community Facility	5 Acres	14.58	1.60	1.3	6.48	15.12	108.0
Total					1.3			108.0
PA 10								
Military Subtract	None	0	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Parkland	24 Acres	0.60	0.60	28.8	1.20	1.20	57.6
Total					28.8			57.6
Runway								
Military Subtract	None	0	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Open Space	700 Acres	0.05	0.05	67.2	0.10	0.10	134.4
Total					0.0			0.0
Grand Total					**383.9**			**477.9**

PA 5								
General Plan Subtract	Commercial	726 KSF	0.22	0.13	-254.1	0.78	0.78	-1132.6
PA2								
General Plan Subtract	Multi-Family Housing	103 DU's	0.19	0.55	-76.22	0.66	0.35	-104.03

Total Military Subtract	(1,024)	(1,653)
Total Preferred General Plan Subtract	(330)	(1,237)
Total Civilian Add	1,408	2,131

Grand Total	54	(759)

Table 3

Alternative B Trip Generation								
			AM Peak Hour			PM Peak Hour		
			Trip Rates			Trip Rates		
Planning Area	Land Use	Amount	In	Out	Trips	In	Out	Trips
PA 1								
Military Subtract	Multi-Family Housing	505 Du's	0.14	0.41	-278.0	0.37	0.40	-388.9
Civilian Add	Low Density Housing	365 Du's	0.20	0.56	276.7	0.66	0.36	372.3
	Med Density Housing	72 Du's	0.08	0.36	31.6	0.35	0.19	38.9
	High Density Multi-Family Housing	66 Du's	0.15	0.14	19.1	0.19	0.15	22.4
	Total Housing	437 Du's			327.4			433.6
	Parkland	7 Acres	0.60	0.60	8.4	1.20	1.20	16.8
	Open Space	7 Acres	0.05	0.05	0.7	0.10	0.10	1.3
Total Trips					58.5			62.9
PA 2								
Military Subtract	Multi-Family Housing	527 Du's	0.14	0.41	-290.0	0.43	0.20	-332.0
Civilian Add	Med Density Housing	527 Du's	0.08	0.36	231.4	0.35	0.19	284.6
	Open Space	88 Acres	0.05	0.05	8.4	0.10	0.10	16.9
	Parkland	6 Acres	0.60	0.60	7.2	1.20	1.20	14.4
	Community Facility	6 Acres	14.58	1.60	97.1	6.48	15.12	129.6
Total					54.1			113.5
PA 3								
Military Subtract	Single Family Housing	228 Du's	0.60	0.44	-237.1	0.57	0.57	-259.9
Civilian Add	Low Density Housing	62 Du's	0.20	0.56	47.0	0.66	0.36	63.2
	Med Density Housing	70 Du's	0.08	0.36	30.7	0.35	0.19	37.8
	Med Density Multi-Family Housing	96 Du's	0.08	0.36	42.1	0.35	0.19	51.8
	Total Housing	228 Du's			119.9			152.9
	Open Space	32 Acres	0.05	0.05	3.1	0.10	0.10	6.1
	Parkland	26 Acres	0.60	0.60	31.2	1.20	1.20	62.4
	Community Facility	5 Acres	14.58	1.60	80.9	6.48	15.12	108.0
	Public Utilities	1 Acres	0.00	0.00	0.0	0.00	0.00	0.0
Total					-2.1			69.5
PA 4								
Military Subtract	Warehouse	45.9 KSF	0.21	0.09	-13.8	0.19	0.29	-22.0
	Commissary	20 KSF	0.46	0.17	-12.6	2.14	2.14	-85.6
Civilian Add	High Density Multi-Family Housing	80 Du's	0.15	0.14	23.2	0.190	0.150	27.2
	Community Facility	12 Acres	14.58	1.60	194.2	6.48	15.12	259.2
Total					191.0			178.8
PA 5								
Military Subtract	Commercial	46.6 KSF	0.58	0.38	-44.8	3.96	3.96	-369.2
	Gas Station	4.5 KSF	2.25	2.25	-20.3	8.25	8.25	-74.3
	Community Services	13 KSF	0.00	0.88	-11.5	0.72	1.13	-24.1
	Office	16.8 KSF	2.02	0.22	-37.6	0.42	1.66	-34.9
	Warehouse	3 KSF	0.21	0.09	-0.9	0.19	0.29	-1.4
Civilian Add	Med Density Housing	56 Du's	0.08	0.36	24.6	0.35	0.19	30.2
	Neighborhood Commercial	2 Du's	11.52	7.68	38.4	26.40	26.40	105.6
	Community Facility	24 Acres	14.58	1.60	388.3	6.48	15.12	518.4
Total					336.4			150.4

Table 3

Alternative B Trip Generation								
			AM Peak Hour			PM Peak Hour		
			Trip Rates			Trip Rates		
Planning Area	**Land Use**	**Amount**	**In**	**Out**	**Trips**	**In**	**Out**	**Trips**
PA 6								
Military Subtract	Office	13.5 KSF	2.02	0.22	-30.2	0.42	1.66	-28.1
	Theatre	6 KSF	0.02	0.00	-0.1	0.45	0.19	-3.8
	Chapel	10.7 KSF	0.06	0.01	-0.7	0.07	0.07	-1.5
Civilian Add	Neighborhood Commercial	3 Acres	11.52	7.68	57.6	26.40	26.40	158.4
	Parkland	1 Acres	0.60	0.60	1.2	1.20	1.20	2.4
	Community Facility	1 Acres	14.58	1.60	16.2	6.48	15.12	21.6
Total					43.9			149.0
PA 7								
Military Subtract	Community Services	10 KSF	0.00	0.88	-8.8	0.72	1.13	-18.5
Civilian Add	Med Density Multi-Family Housing	60	0.08	0.36	26.3	0.35	0.19	32.4
	Parkland	3 Acres	0.60	0.60	3.6	1.20	1.20	7.2
Total					21.1			21.1
PA 8								
Military Subtract	Racquetball/Gym/Bowling	20 KSF	0.30	0.22	-10.4	0.18	0.28	-9.2
Civilian Add	Parkland	3 Acres	0.60	0.60	3.6	1.20	1.20	7.2
Total					-6.8			-2.0
PA 9								
Military Subtract	None	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Hotel w/ Convention	5 Acres	10.80	7.20	90.0	14.40	9.60	120.0
Total					90.0			120.0
PA 10								
Military Subtract	None	0	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Parkland	24 Acres	0.60	0.60	28.8	1.20	1.20	57.6
Total					28.8			57.6
Runway								
Military Subtract	None	0	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Open Space	350 Acres	0.00	0.00	0.0	0.00	0.00	0.0
	Parkland	300 Acres	0.60	0.60	360.0	1.20	1.20	720.0
	Community Facility	50 Acres	14.58	1.60	809.0	6.48	15.12	1080.0
Total					1169.0			1800.0
Grand Total					**1962.7**			**2699.6**

PA 5								
General Plan Subtract	Commercial	726 KSF	0.22	0.13	-254.1	0.78	0.78	-1132.6
PA2								
General Plan Subtract	Multi-Family Housing	103 DU's	0.19	0.55	-76.22	0.66	0.35	-104.03

Total Military Subtract	(1,024)	(1,653)
Total Preferred General Plan Subtract	(330)	(1,237)
Total Civilian Add	2,987	4,353

Grand Total	1,632	1,463

Table 4

Alternative C Trip Generation								
			AM Peak Hour			PM Peak Hour		
			Trip Rates			Trip Rates		
Planning Area	Land Use	Amount	In	Out	Trips	In	Out	Trips
PA 1								
Military Subtract	Multi-Family Housing	505 Du's	0.14	0.41	-278.0	0.37	0.40	-388.9
Civilian Add	Low Density Housing	125 Du's	0.20	0.56	94.8	0.66	0.36	127.5
	Med Density Housing	226 Du's	0.08	0.36	99.2	0.35	0.19	122.0
	Med Density Multi-Family Housing	150 Du's	0.08	0.36	65.9	0.35	0.19	81.0
	Total Housing	501 Du's			259.8			330.5
	Parkland	7 Acres	0.60	0.60	8.4	1.20	1.20	16.8
	Open Space	7 Acres	0.05	0.05	0.7	0.10	0.10	1.3
Total Trips					-9.1			-40.2
PA 2								
Military Subtract	Multi-Family Housing	527 Du's	0.14	0.41	-290.0	0.43	0.20	-332.0
Civilian Add	Med Density Housing	527 Du's	0.08	0.36	231.4	0.35	0.19	284.6
	Open Space	88 Acres	0.05	0.05	8.4	0.10	0.10	16.9
	Parkland	6 Acres	0.60	0.60	7.2	1.20	1.20	14.4
	Commercial Facility	6 Acres	14.58	1.60	97.1	6.48	15.12	129.6
Total					54.1			113.5
PA 3								
Military Subtract	Single Family Housing	228 Du's	0.60	0.44	-237.1	0.57	0.57	-259.9
Civilian Add	Low Density Housing	62 Du's	0.20	0.56	47.0	0.66	0.36	63.2
	Med Density Housing	70 Du's	0.08	0.36	30.7	0.35	0.19	37.8
	Med Density Multi-Family Housing	96 Du's	0.08	0.36	42.1	0.35	0.19	51.8
	Total Housing	228 Du's			119.9			152.9
	Open Space	32 Acres	0.05	0.05	3.1	0.10	0.10	6.1
	Parkland	26 Acres	0.60	0.60	31.2	1.20	1.20	62.4
	Community Facility	5 Acres	14.58	1.60	80.9	6.48	15.12	108.0
	Public Utilities	1 Acres	0.00	0.00	0.0	0.00	0.00	0.0
Total					-2.1			69.5
PA 4								
Military Subtract	Warehouse	45.9 KSF	0.21	0.09	-13.8	0.19	0.29	-22.0
	Commissary	20	0.46	0.17	-12.6	2.14	2.14	-85.6
Civilian Add	High Density Multi-Family Housing	80 Du's	0.15	0.14	23.0	0.19	0.15	27.2
	Community Facility	9 Acres	14.58	1.60	145.6	6.48	15.12	194.4
Total					142.3			114.0
PA 5								
Military Subtract	Commercial	46.6 KSF	0.58	0.38	-44.8	3.96	3.96	-369.2
	Gas Station	4.5 KSF	2.25	2.25	-20.3	8.25	8.25	-74.3
	Community Services	13 KSF	0.00	0.88	-11.4	0.72	1.13	-24.1
	Office	16.8 KSF	2.02	0.22	-37.6	0.42	1.66	-34.9
	Warehouse	3 KSF	0.21	0.09	-0.9	0.19	0.29	-1.4
Civilian Add	Med Density Housing	56 Du's	0.08	0.36	24.6	0.35	0.19	30.2
	Neighborhood Commercial	2 Du's	11.52	7.68	38.4	26.40	26.40	105.6
	Parkland	3 Acres	0.60	0.60	3.6	1.20	1.20	7.2
	Community Facility	14 Acres	14.58	1.60	226.5	6.48	15.12	302.4
Total					178.2			-58.4

Table 4

Alternative C Trip Generation

			AM Peak Hour			PM Peak Hour		
			Trip Rates			Trip Rates		
Planning Area	**Land Use**	**Amount**	**In**	**Out**	**Trips**	**In**	**Out**	**Trips**
PA 6								
Military Subtract	Office	13.5 KSF	2.02	0.22	-30.2	0.42	1.66	-28.1
	Theatre	6 KSF	0.02	0.00	-0.1	0.45	0.19	-3.8
	Chapel	10.7 KSF	0.06	0.01	-0.7	0.07	0.07	-1.5
Civilian Add	Neighborhood Commercial	3 Acres	11.52	7.68	57.6	26.40	26.40	158.4
	Parkland	1 Acres	0.60	0.60	1.2	1.20	1.00	2.2
	Community Facility	1 Acres	14.58	1.60	16.2	6.48	15.12	21.6
Total					43.9			148.8
PA 7								
Military Subtract	Community Services	10 KSF	0.00	0.88	-8.8	0.72	1.13	-18.5
Civilian Add	Open Space	3 Acres	0.05	0.05	0.3	0.10	0.10	0.6
	Parkland	3 Acres	0.60	0.60	3.6	1.20	1.20	7.2
Total					-4.9			-10.7
PA 8								
Military Subtract	Racquetball/Gym/Bowling	20 KSF	0.30	0.22	-10.4	0.18	0.28	-9.2
Civilian Add	Parkland	3 Acres	0.60	0.60	3.6	1.20	1.20	7.2
Total					-6.8			-2.0
PA 9								
Military Subtract	None	0	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Community Facility	2.5 Acres	14.58	1.60	40.5	6.48	15.12	54.0
	Hotel	20 Rooms	0.36	0.29	13.0	0.43	0.33	15.2
Total					53.5			69.2
PA 10								
Military Subtract	None	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Parkland	24 Acres	0.60	0.60	28.8	1.20	1.20	57.6
Total					28.8			57.6
Runway								
Military Subtract	None	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Open Space	700 Acres	0.05	0.05	67.2	0.10	0.10	134.4
Total					0.0			0.0
Grand Total					**477.7**			**461.2**

PA 5								
General Plan Subtract	Commercial	726 KSF	0.22	0.13	-254.1	0.78	0.78	-1132.6
PA2								
General Plan Subtract	Multi-Family Housing	103 DU's	0.19	0.55	-76.22	0.66	0.35	-104.03

Total Military Subtract	(1,024)		(1,653)
Total Preferred General Plan Subtract	(330)		(1,237)
Total Civilian Add	1,502		2,115

Grand Total	147		(775)

Table 5

Preferred Reuse Plan Trip Generation

			AM Peak Hour			PM Peak Hour		
			Trip Rates			Trip Rates		
Planning Area	Land Use	Amount	In	Out	Total	In	Out	Total
PA 1								
Military Subtract	Multi-Family Housing	505 Du's	0.14	0.41	-277.8	0.37	0.40	-388.9
Civilian Add	Low Density Housing	275 Du's	0.20	0.56	208.5	0.66	0.36	280.5
	Med Density Housing	125 Du's	0.08	0.36	54.9	0.35	0.19	67.5
	Congregate Care Facility	100 Du's	0.04	0.02	6.0	0.10	0.07	17.0
	Total Housing	500 Du's			269.3			365.0
	Parkland	7 Acres	0.60	0.60	8.4	1.20	1.20	16.8
	Open Space	0 Acres	0.05	0.05	0.0	0.10	0.10	0.0
Total Trips					0.0			-7.1
PA 2								
Military Subtract	Multi-Family Housing	527 Du's	0.14	0.41	-289.9	0.43	0.20	-332.0
Civilian Add	Med Density Housing	527 Du's	0.08	0.36	231.4	0.35	0.19	284.6
	Open Space	0 Acres	0.05	0.05	0.0	0.10	0.10	0.0
	Parkland	6 Acres	0.60	0.60	7.2	1.20	1.20	14.4
Total					-51.3			-33.0
PA 3								
Military Subtract	Single Family Housing	-228 Du's	0.60	0.44	-237.1	0.57	0.57	-259.9
Civilian Add	Low Density Housing	62 Du's	0.20	0.56	47.0	0.66	0.36	63.2
	Med Density Housing	70 Du's	0.08	0.36	30.7	0.35	0.19	37.8
	Med Density Multi-Family Housing	96 Du's	0.08	0.36	42.1	0.35	0.19	51.8
	Total Housing	228 Du's			119.9			152.9
	Open Space	0 Acres	0.05	0.05	0.0	0.10	0.10	0.0
	Parkland	26 Acres	0.05	0.05	2.6	0.10	0.10	5.2
	Community Facility	1 KSF	2.96	0.56	3.5	1.32	5.29	6.6
	Walk-to-Tennis Courts	4 Crts	0.96	0.64	6.4	2.16	1.44	14.4
	Day Care	9.3 KSF	7.60	7.60	141.4	7.20	7.20	133.9
	CFCU	9.3 KSF	2.96	0.56	32.7	1.32	5.29	61.5
Total					69.4			114.6
PA 4								
Military Subtract	Warehouse	45.9 KSF	0.21	0.09	-13.8	0.19	0.29	-22.0
	Commissary	20 KSF	0.46	0.17	-12.6	2.14	2.14	-85.6
Civilian Add	80-Bed Emergency Shelter	80 Beds	0.04	0.02	4.8	0.080	0.080	12.8
	City Corporate Yard	9 Acres	3.58	0.40	35.8	0.61	3.77	39.4
Total					14.3			-55.4
PA 5								
Military Subtract	Commercial	46.6 KSF	0.58	0.38	-44.8	3.96	3.96	-369.2
	Gas Station	4.5 KSF	2.25	2.25	-20.3	8.25	8.25	-74.3
	Community Services	13 KSF	0.00	2.09	-27.2	0.72	1.13	-24.1
	Office	16.8 KSF	2.02	0.22	-37.6	0.42	1.66	-34.9
	Warehouse	3 KSF	0.21	0.09	-0.9	0.19	0.29	-1.4
Civilian Add	CFCU (Animal Shelter)	2.9 Acres	2.96	0.56	10.2	1.32	5.29	19.2
	School Yard District	4 Acres	3.58	0.40	15.9	0.61	3.77	17.5
	Day Care	0.5 KSF	7.60	7.60	7.6	7.20	7.20	7.2
	College Corporate Yard	6 Acres	3.15	1.35	27.0	1.92	2.88	28.8
	Offices	5 KSF	2.52	0.28	14.0	0.52	2.08	13.0
	Congregate Care Facility	210 Du's	0.04	0.02	12.6	0.10	0.07	35.7
	Neighborhood Commercial	34.9 KSF	1.15	0.77	67.0	2.64	2.64	184.3
Total					23.7			-198.2

Table 5

Preferred Reuse Plan Trip Generation								
			AM Peak Hour			PM Peak Hour		
			Trip Rates			Trip Rates		
Planning Area	Land Use	Amount	In	Out	Total	In	Out	Total
PA 6								
Military Subtract	Office	13.5 KSF	2.02	0.22	-30.2	0.42	1.66	-28.1
	Theatre	6 KSF	0.02	0.00	-0.1	0.45	0.19	-3.8
	Chapel	10.7 KSF	0.06	0.01	-0.7	0.07	0.07	-1.5
Civilian Add	Chapel	10.7 KSF	0.12	0.03	1.6	0.14	0.14	3.0
	Passive Park	1 Acres	0.06	0.06	0.1	0.12	0.12	0.2
	Movie Theatre	6 KSF	0.09	0.01	0.6	1.79	0.77	15.4
	Artist Workspace	18 KSF	1.94	0.22	38.9	0.86	1.54	43.2
Total					10.1			28.4
PA 7								
Military Subtract	Community Services	10 KSF	0.00	2.09	-20.9	0.72	1.13	-18.5
Civilian Add	Neighborhood Commercial	8.71 KSF	1.15	0.77	16.7	2.64	2.64	46.0
	20 Room B&B Inn	20 Rms	0.36	0.29	13.0	0.43	0.33	15.2
Total					8.8			42.7
PA 8								
Military Subtract	Racquetball/Gym/Bowling	20 KSF	0.30	0.22	-10.4	0.18	0.28	-9.2
Civilian Add	Developed City Park	2.54 Acres	0.60	0.60	3.0	1.20	1.20	6.1
	Health Club	20 KSF	0.53	0.38	18.2	1.30	0.86	43.2
Total					10.8			40.1
PA 9								
Military Subtract	None	0	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	20 Room B&B Inn	20 Rms	0.36	0.29	13.0	0.43	0.33	15.2
	Conference Hall	10 KSF	1.00	0.11	11.1	0.21	0.83	10.4
Total					24.1			25.6
PA 10								
Military Subtract	None	0	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Parkland	24 Acres	0.60	0.60	28.8	1.20	1.20	57.6
Total					28.8			57.6
Runway								
Military Subtract	None	0	n/a	n/a	n/a	n/a	n/a	n/a
Civilian Add	Open Space	0 Acres	0.00	0.00	0.0	0.00	0.00	0.0
Total					0.0			0.0

PA 5								
General Plan Subtract	Commercial	726 KSF	0.22	0.13	-254.1	0.78	0.78	-1132.6
PA2								
General Plan Subtract	Multi-Family Housing	103 DU's	0.19	0.55	-76.2	0.66	0.35	-104.0

Total Military Subtract	**(1,024)**		**(1,653)**
Total Preferred General Plan Subtract	**(330)**		**(1,237)**
Total Civilian Add	**1,163**		**1,669**

Grand Total	**(192)**		**(1,221)**

Table 6

Traffic Distribution Assumptions

Origin/Destination	AM Peak Hour		PM Peak Hour	
	Residential	Non-Residential	Residential	Non-Residential
Local Novato	65%	40%	70%	55%
Highway 101 South	25%	15%	22%	14%
Highway 101 North	7%	35%	6%	25%
State Route 37 East	2%	8%	1%	5%
West Marin	1%	2%	1%	1%
Total	100%	100%	100%	100%

Table 7

Intersection Level of Service
AM Peak Hour

Intersections	Preferred General Plan			Alternative A			Alternative B			Alternative C			Preferred Reuse Plan		
	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS
Ignacio Blvd @ Sunset Pkwy	0.50	0.50	A	0.51	0.60	A	0.55	0.70	A	0.50	0.60	A	0.50	0.50	A
Ignacio Blvd @ San Jose Blvd W	0.00	0.20	A	0.00	0.30	A	0.00	0.30	A	0.00	0.20	A	0.00	0.10	A
Ignacio Blvd @ San Jose Blvd E	0.00	1.00	A	0.00	1.80	A	0.00	3.50	A	0.00	1.20	A	0.00	1.00	A
Ignacio Blvd @ Palmer Dr	0.29	7.90	B	0.31	7.90	B	0.37	7.90	B	0.31	7.90	B	0.29	7.90	B
Ignacio Blvd @ Entrada Dr	0.00	0.80	A	0.00	2.50	A	0.00	11.60	B	0.00	1.20	A	0.00	0.70	A
Ignacio Blvd @ Safeway Access	0.00	5.80	B	0.00	13.90	C	0.00	92.80	F	0.00	9.50	B	0.00	5.80	B
Ignacio Blvd @ Alameda Del Prado	0.58	19.10	C	0.62	19.00	C	0.67	19.80	C	0.60	18.90	C	0.58	19.10	C
Hwy 101 SB Off @ Enfrente Blvd	0.00	1.40	A	0.00	1.40	B	0.00	1.50	B	0.00	1.40	A	0.00	1.40	A
Ignacio Blvd @ Enfrente Blvd	0.64	20.90	C	0.67	21.30	A	0.87	28.50	D	0.69	21.60	C	0.61	20.50	C
Ignacio Blvd @ Nave Dr	0.93	18.20	C	1.05	30.00	D	1.10	46.30	E	1.03	28.40	D	0.93	18.30	C
Hwy 101 NB Off @ Nave Dr	0.60	12.50	B	0.69	12.60	B	0.96	18.80	C	0.67	12.50	B	0.61	12.50	B
Roblar Dr @ Nave Dr	0.00	0.70	A	0.00	0.70	A	0.00	3.10	A	0.00	0.70	A	0.00	0.70	A
New Loop Rd @ Nave Dr	0.47	8.40	B	0.51	8.20	B	1.15	69.10	F	0.48	8.30	B	0.49	8.70	B
State Acess Rd @ Nave Dr	0.43	3.20	A	0.48	4.80	A	0.54	5.80	B	0.48	4.80	A	0.43	2.00	A
Main Gate Rd @ Nave Dr	0.78	19.80	C	0.88	24.90	C	0.97	35.40	D	0.85	23.00	C	0.82	21.30	C
Bolling Dr @ Nave Dr	0.58	6.40	B	0.58	5.20	B	0.71	5.50	B	0.57	5.20	B	0.56	5.10	B
Hwy 101 NB Ramps @ Nave Dr	0.00	0.20	A	0.00	0.30	A	0.00	53.60	F	0.00	0.20	A	0.00	0.20	A
Hwy 101 NB Off @ Nave Dr	0.00	0.00	A	0.00	2.70	A	0.00	3.40	A	0.00	2.50	A	0.00	3.30	A
Nave Dr @ Alameda Del Prado	0.47	0.50	A	0.50	0.60	A	0.57	0.90	A	0.50	0.60	A	0.46	0.40	A
Hwy 101 SB Ramp @ Alameda Del Prado	0.00	13.60	C	0.00	32.00	E	0.00	43.70	F	0.00	28.60	D	0.00	11.10	C
Main Gate Rd @ Randolph Dr	0.45	0.20	A	0.47	0.20	A	0.52	0.30	A	0.45	0.20	A	0.47	0.20	A

Table 8

Intersection Level of Service
PM Peak Hour

Intersections	Preferred General Plan			Alternative A			Alternative B			Alternative C			Preferred Reuse Plan		
	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS
Ignacio Blvd @ Sunset Pkwy	0.44	0.40	A	0.44	0.40	A	0.54	0.70	A	0.43	0.40	A	0.40	0.30	A
Ignacio Blvd @ San Jose Blvd W	0.00	0.10	A	0.00	0.10	A	0.00	0.10	A	0.00	0.10	A	0.00	0.10	A
Ignacio Blvd @ San Jose Blvd E	0.00	1.00	A	0.00	0.50	A	0.00	3.50	A	0.00	0.10	A	0.00	0.10	A
Ignacio Blvd @ Palmer Dr	0.35	3.60	A	0.33	3.60	A	0.41	4.00	A	0.32	3.50	A	0.31	3.40	A
Ignacio Blvd @ Entrada Dr	0.00	4.50	A	0.00	1.30	A	0.00	46.60	F	0.00	0.20	A	0.00	0.20	B
Ignacio Blvd @ Safeway Access	0.00	418.20	F	0.00	422.60	F	0.00	OVRFL	F	0.00	345.40	F	0.00	239.40	F
Ignacio Blvd @ Alameda Del Prado	0.69	10.00	B	0.66	9.60	B	0.74	9.60	B	0.65	9.60	B	0.63	9.70	B
Hwy 101 SB Off @ Enfrente Blvd	0.00	3.40	A	0.00	3.30	A	0.00	3.90	A	0.00	3.20	A	0.00	3.10	A
Ignacio Blvd @ Enfrente Blvd	0.95	27.00	D	0.88	23.20	C	1.06	41.40	E	0.86	22.50	C	0.83	21.70	C
Ignacio Blvd @ Nave Dr	1.02	54.20	E	1.03	48.00	E	1.33	303.90	F	1.01	41.20	E	0.93	24.80	C
Hwy 101 NB Off @ Nave Dr	0.82	10.70	B	0.76	10.60	B	0.99	22.70	C	0.74	10.40	B	0.70	10.30	B
Roblar Dr @ Nave Dr	0.00	8.10	B	0.00	5.30	B	0.00	76.20	F	0.00	3.80	A	0.00	1.80	A
New Loop Rd @ Nave Dr	0.80	12.30	B	0.84	14.60	B	1.96	963.30	F	0.80	13.80	B	0.63	12.10	B
State Acess Rd @ Nave Dr	0.46	10.20	B	0.71	7.00	B	0.79	10.60	B	0.67	6.70	B	0.51	2.40	A
Main Gate Rd @ Nave Dr	0.83	19.20	C	0.76	16.50	C	0.81	19.40	C	0.70	14.70	B	0.58	11.90	B
Bolling Dr @ Nave Dr	0.63	6.90	B	0.63	8.80	B	0.78	9.40	B	0.61	8.80	B	0.55	6.50	B
Hwy 101 NB Ramps @ Nave Dr	0.00	0.60	A	0.00	0.60	A	0.00	18.50	C	0.00	0.60	A	0.00	0.60	A
Hwy 101 NB Off @ Nave Dr	0.00	0.00	A	0.00	3.40	A	0.00	3.20	A	0.00	3.40	A	0.00	3.40	A
Nave Dr @ Alameda Del Prado	0.48	0.40	A	0.48	0.40	A	0.61	0.90	A	0.46	0.40	A	0.42	0.30	A
Hwy 101 SB Ramp @ Alameda Del Prado	0.00	3.90	A	0.00	3.80	A	0.00	4.00	A	0.00	3.70	A	0.00	3.00	A
Main Gate Rd @ Randolph Dr	0.45	0.20	A	0.48	0.20	A	0.53	0.30	A	0.46	0.20	A	0.46	0.20	A

Table 9

Freeway Levels of Service
AM Peak Hour

	Preferred General Plan			Alternative A			Alternative B			Alternative C			Preferred Reuse Plan		
Freeway Segments	**Vol**	**V/C**	**LOS**	**Vol**	**V/C**	**LOS**	**Vol**	**V/C**	**LOS**	**Vol**	**V/C**	**LOS**	**Vol**	**V/C**	**LOS**
Hwy 101 N/O Atherton - NB	2922	0.49	B	2932	0.49	B	3087	0.51	B	2928	0.49	B	2925	0.49	B
Hwy 101 N/O Atherton - SB	4713	0.79	D	4874	0.81	E	5307	0.88	E	4859	0.81	E	4711	0.79	D
Hwy 101 - 37 to Ignacio - NB	4029	0.50	B	4045	0.51	B	4312	0.54	B	4026	0.50	B	4028	0.50	B
Hwy 101 - 37 to Ignacio - SB	7499	0.94	E	7747	0.97	E	8489	1.06	F	7708	0.96	E	7498	0.94	E
Hwy 101 - S/O Ignacio - NB	3799	0.47	B	3786	0.47	B	3786	0.47	B	3786	0.47	B	3780	0.47	B
Hwy 101 - S/O Ignacio - SB	6847	0.86	E	7028	0.88	E	7546	0.94	E	7002	0.88	E	6840	0.86	E

Table 10

Freeway Levels of Service
PM Peak Hour

	Preferred General Plan			Alternative A			Alternative B			Alternative C			Preferred Reuse Plan		
Freeway Segments	**Vol**	**V/C**	**LOS**	**Vol**	**V/C**	**LOS**	**Vol**	**V/C**	**LOS**	**Vol**	**V/C**	**LOS**	**Vol**	**V/C**	**LOS**
Hwy 101 N/O Atherton - NB	4349	0.72	C	4382	0.73	D	4785	0.80	D	4367	0.73	D	4233	0.71	C
Hwy 101 N/O Atherton - SB	3796	0.63	B	3752	0.63	B	4028	0.67	C	3740	0.62	B	3678	0.61	B
Hwy 101 - 37 to Ignacio - NB	8822	1.10	F	8827	1.10	F	9642	1.21	F	8770	1.10	F	8526	1.07	F
Hwy 101 - 37 to Ignacio - SB	6089	0.76	D	5972	0.75	D	6528	0.82	E	5917	0.74	D	5807	0.73	D
Hwy 101 - S/O Ignacio - NB	8512	1.06	F	8542	1.07	F	8542	1.07	F	8542	1.07	F	8504	1.06	F
Hwy 101 - S/O Ignacio - SB	5326	0.67	B	5236	0.65	B	5624	0.70	C	5197	0.65	B	5117	0.64	B

STRUCTURAL COST ESTIMATES
PREPARED BY EDWARD J. CASS & ASSOCIATES

HAMILTON ARMY AIRFIELD REUSE PLAN
EXISTING CONDITIONS REPORT

FACILITIES: ARCHITECTURAL / ENGINEERING CONSTRUCTION COST ANALYSIS

AUGUST 1995

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EXISTING CONDITIONS REPORT
FACILITIES: ARCHITECTURAL / ENGINEERING
CONSTRUCTION COST ANALYSIS

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EXHIBITS

1. HOUSING STATISTICS

RESIDENTIAL FACILITIES

I. RESIDENTIAL FACILITIES

PLANNING AREA 1 - RAFAEL VILLAGE

INTRODUCTION

Rafael Village was constructed in 1950 under the DOD Wherry Housing Program. The project was upgraded in 1962. The development consists of one-story wood frame construction of single detached and duplex units. The exterior is stucco with sections of wood siding at exterior storage areas under the attached single carport.

All of units were utilized as enlisted DOD Housing. See EXHIBIT -1. HOUSING STATISTICS for building and unit mix and totals.

CONSTRUCTION COST ESTIMATE:

Rafale Village is now forty-five (45) years old as of April 1995. This is beyond the "life expectancy" of many of the materials and construction systems utilized. It is not life-cycle economically feasible to recommend the required repairs and upgrades be made (City of Novato is requiring Building Code Compliance). The repair costs would approach the replacement costs for constructing new units.

The Navy completed their own review of Rafale Village in 1986. The report was , "Economic Analysis of 505 Family housing Units at Rafale Village". In 1986, this report identified "recommended remedial work in excess of $33,000,000.00 dollars" ($65,346.00 / Unit) if the Navy planned on retaining them in their housing inventory. The DOD is presently "boarding-up" the units as they are vacated by the last DOD residents.

II. RESIDENTIAL FACILITIES

PLANNING AREA 2 - CAPEHART HOUSING (INCL. HILLSIDE HOUSING)

INTRODUCTION:

This DOD housing facility was constructed in 1960 under the DOD Housing Program known as Capehart. An addition to this area, Hillside Housing , was constructed in 1988 at the south-east section of this planning area. The Hillside Housing is "set aside" for the Coast Guard and they will perform their own assessment of these units.

All of units were utilized as enlisted and officer DOD Housing. See EXHIBIT -1. HOUSING STATISTICS for building and unit mix and totals. Capehart includes 185 officer units and 375 enlisted (558 total). Hillside Housing is entirely enlisted housing for all 150 units (Coast Guard "set aside").

The 558 units and the 150 units at Hillside Housing are all accessed from the Main gate via Main gate Entrance Road to Randolph Drive. The units are a mix of single story duplex and two story townhouses (2 units/building up to 6 units/building).

These units are located on base. All officer and 35 enlisted units have dishwashers. Units area generally in good condition. Repairs/renovations are scheduled which include the installation of dishwasher in the balance of enlisted units. Presently, redwood rear yard screen walls and fencing are being installed at the time of this report.

The Hillside Units are all 2 story six-plex(6) buildings with single attached garages. The units have been well maintained and it is evident in the condition of the units and buildings.

Representative examples were selected review in Capehart Housing. A single story duplex and a two story townhouse unit were selected. The carport was attached in the single story and detached in the two story. The selected units are to be considered similar unless they are noted otherwise in the following outline.

SELECTED UNITS:

#1.) 123 Randolf Drive	**(2)BR, (1) Bath, Duplex Bldg. w/ attached single carport, 1035 sq. ft. (+ carport).**
#2.) 396 Bolling Drive	**(3)BR, (1-1/2) Bath, 2 Story Townhouse, duplex bldg, detached single carport, 1226 sq. ft. (+ carport).**

ITEM	DESCRIPTION	CODE	UPGRADE
UNIT DESIGN:			
Architectural	Simple 1 story duplex bungalow Unit #1 stucco, wood panel accents. 2 story duplex townhouse Unit #2, stucco, wood accent panels.		
Indoor/Outdoor:			
Patios;	Concrete DR and utility area. New redwood 6'-0" fence being installed, all units by others.		
Balconies;	NA.		
Parking Off-Street;	(1) carport space, (1) tandem in driveway. Carport attached Unit #1, detached at Unit #2.		
INTERIOR SPACES			
Kitchen:	"Pullman" with GD & DW.		
Living/Dining :	Combined Space.		
Family Rooms:	None.		
Bedrooms:	Standard sizes.		

ITEM	DESCRIPTION	CODE	UPGRADE
Bathrooms:	(1) at #1 Unit. (1-1/2) at TH Unit #2. Ceramic tile wainscot. (repair tile)	$ 75	$ 75
BATH ACCESSORIES:			
Medicine Cabinet;	Yes.		
Countertop / Lav;	Wall hung v.c. lav only. (replace wall hung w/ base vanity cabinet).		300
Mirror, misc;	With medicine cabinet. Std chrome bath. Shower rods.		
Laundry Areas:	W/D no screen at kitchen in Unit #1. (install visual screen from kitchen)		200
	Separate Utility Room in unit #2.		
	Ample wall cabinets both units.		
CLOSETS:			
Entry;	At entry door.		
Bedroom Closets;	Strip closets.(install mirror drs & closet organizer upgrade)		300
Broom Closet;	Cabinets at washer / dryer both units.		
Linen Closets;	Cabinets at washer / dryer both units.		
BULK STORAGE:			
Interior storage;	Unit #2 separate room 2nd flr. & beneath stair at 1st.		
Exterior storage;	At end of carport.		
CARPORT:			
Carport:	(1) attached carport Unit #1, detached Unit #2 (convert carport into garage).		1800
ACCESSORIES:			
Window Coverings;	Roll shades. Drape Hdr SG door		

ITEM	DESCRIPTION	CODE	UPGRADE
	(replace worn roll shades)(upgrade	300	520
	to miniblinds).		
House Numbers;	Nail on 4" metal.(lighted fixture).		150
Door Bell;	Yes.		
Mail Delivery;	Site gang mail pedestals.		
Fireplaces;	None.		
Stairways:	At Unit #2. Hardwood treads.		
CONSTRUCTION & MATERIALS			
Foundation System:	Conc/wd framed 1st flr. crawlspace.		
Carport Floors:	Conc(correct wd in contact w/ conc)	500	500
FLOOR SYSTEMS:	Wd flr framing w/ plywd subfloor flooring		
FLOOR COVERING:			
Resilient tile;	Yes.(repair)(upgraded tile)	312	400
Sheet Vinyl;	Yes.		
Carpet;	None.		
Asbestos Floor Tile;	None.		
Hardwood Floor;	Yes. All floors in excellent condition.		
Ceramic Tile;	None.		
Quarry Tile;	None.		
Exposed Concrete;	Carport and storage areas.		
WALL SYSTEMS:			
Party Wall System;	One hour fire wall provided.		
Exterior Finish;	Stucco.(repair)(new color coat)	300	1800
	Wood accent panels.(repair)(replace)	400	750
INTERIOR WALL FINISH:			
Painted GWB;	Yes.		
Painted Plaster;	None.		

ITEM	DESCRIPTION	CODE	UPGRADE
Ceramic Tile;	At all bathrooms and half baths.		
Vinyl Covering;	None.		
Accent Panels;	None.		
Painted Concrete;	None.		
Cinder Block;	NA.		
Wood Base;	Stained.		
ROOF AND CEILING SYSTEM:			
Roof Slope:	Low pitch ,2 in 12 approx..		
ROOF SURFACE:			
Spanish Clay Tile;	None.		
Concrete Tile;	None.		
Fiberglass Shingles;	None.		
Built-up Rock Roof;	Yes (repair)(replace)	300	2100
Built-up Roof;	None.		
Rolled Roofing;	None.		
ROOF SHEATHING:			
Wood 1 x Material;	At carport.		
Plywood;	Yes.		
Roof Soffits:			
Stucco;	No.		
Exposed wood;	Yes.		
ROOF FASCIAS:			
Wood;	Yes, 2x 8 (repair / replace)	400	400
Aluminum Wrapped;	None.		
ROOF RAKES:			
Wood;	Yes, 2x8 (repair/ replace).	200	200
Aluminum Wrapped;	None.		

ITEM	DESCRIPTION	CODE	UPGRADE
GUTTERS & DS;	Yes (repair/ replace)	100	100
INTERIOR CEILING;			
Painted GWB;	Yes. Slopped ceiling at Unit #1 entire unit.		
Simulated Acoustical;	Yes.		
Exposed Framing;	At carport and storage areas.		
DOORS:			
EXTERIOR ENTRY:			
Solid Wood;	Yes.(replace)		200
Insulated H. Metal;	No.		
Carport /Unit:	None. (add garage w/dr upgrade)		550
Bulk Storage:	Panel wood doors.		
Sliding Glass:	Yes.		
SCREEN DOORS;			
Entry;	Aluminum screen door.(replace)		75
Sliding Glass Doors;	Sliding aluminum screen.		
Garage Doors;	NA.		
INTERIOR DOORS:			
Passage;	Flush wood door, stained.(replace upgrade)		750
Privacy;	" ".(incl. above)		
Closet;	" ".(incl. above)		
Attic Access Panel;	GWB lay-in panel.		
WINDOWS:			
WINDOW FRAME TYPE:			
Aluminum Frame;	Yes.		
Wood Frame;	No.		
WINDOW GLAZING:			
Double Glazed;	No.		

ITEM	DESCRIPTION	CODE	UPGRADE
Single Glazed;	Yes.(replace w/ dbl glazed)	2400	2400
WINDOW TYPES:			
Single Hung;	No		
Double Hung;	No.		
Sliding;	Yes.		
Jalousie;	Yes.Entry Unit #1, Unit #2.(replace)	250	250
Fixed;	Yes.		
Casement;	No.		
Screens	Yes.		
Skylights	No.		
HARDWARE:			
Interior Locks	Yes.(replace at upgrade)		300
Exterior Locks	Yes.(replace City Std)	75	75
Garage Door	NA.		
CABINETS & COUNTERTOPS:			
Kitchen;	PL counter Unit #2, stained wd. Laminate Unit #1 stained wd. cabinets. (replace upgrade)		1800
Bathrooms;	None.		
Shelving;	Wood.		
Cabinet Finish;	Stained.		
MAJOR APPLIANCE:			
Refrigerator;	Yes.(replace all appliances in upgrade).		600
Gas Range / Oven;	Yes.(replace)		500
Range Hood;	Yes. (replace)		100
Garbage Disposal;	Yes. (replace)		65
Dishwasher;	Yes. New DW existing.		0

ITEM	DESCRIPTION	CODE	UPGRADE
Water Heater;	Yes.(Wrap w/ blanket/replace in upgrade)	35	200
Hot Water Boiler;	NA.		
STRUCTURAL:			
Structural System:	Conventional wood framed construction.		
MECHANICAL / HVAC:			
FAU Gas Heating;	Yes. (clean repair)(replace upgrade)	150	950
Air Conditioning;	None.		
Gas Wall Heaters;	None.		
Exhaust Fans;	Kitchen Exhaust at range only.		
Dryer Vents;	Dryer vent and rain cap.		
ELECTRICAL:			
Service Entrance;	Overhead drop.		
Metering;	No unit metering socket.(install socket)	350	350
Panel Location;	Interior. (replace upgade to 150 AMP)		400
Circuits;	More outlets per code. (add outlets)		150
	No GFCI Unit #1.(add GFCI)	75	75
Exterior Lights;	Incandescent. Ceiling, wall fixtures.		
Special Outlets;	No special outlets.		
FIRE PROTECTION:			
Fire Sprinklers;	No.		
Fire Alarm & Bell;	No.		
Smoke Detectors	(1) in hall.(install per code)	200	200
ENERGY:			
Attic Insulation	R-7 at Unit #1, R-19 Unit #2.(increase)	600	600
Wall Insulation:	R-13.		
Floor/Soffit;	R-19.(install at crawlspace)	750	750

PLUMBING:			
Piping:	Copper water (install meter by City)	100	100
Gas Piping;	Black iron.		
FIXTURES:			
Faucets;	Standard. (replace upgrade)		200
shower/tub;	Porcelain on steel/cast iron.		
Water Closet;	Tank VC.(replace w/ low water)	125	125
Lavatories;	Wall hung VC.		
Kitchen Sinks;	Top set VC at Unit #1. SS at Unit #2.		
Hose Bibbs;	Front and rear.		
SUBTOTAL		**$7,997**	**$21,360**
GENERAL CONDITIONS, GENERAL CONTRACTOR'S PROFIT & OVERHEAD		**x 1.16%**	**x 1.16%**
TOTAL CONSTRUCTION COST		**$9,277**	**$24,778**

Therefore for the RESIDENTIAL FACILITIES - PLANNING AREA 2 - CAPEHART HOUSING.

The estimated construction cost range to provide and install BUILDING CODE CORRECTIONS AND REPAIR MAINTENANCE ISSUES:

$6,000 - $10,000/ Unit or approximately $8.15/sf unit area

The estimated construction cost range to provide and install UPGRADES (includes cost associated above for building code and repair issues) to the units:

$20,000 - $26,000/ Unit or approximately $24.12/sf of unit area

III. RESIDENTIAL FACILITIES

PLANNING AREA 3 - SPANISH HOUSING

INTRODUCTION:

These beautiful homes are made of reinforced concrete and cinder block covered over with stucco. The interior plaster is typically an 1 1/2" thick on insides of exterior walls to allow the 12" cinder block walls to flush out with the 1'-2" thick concrete poured in place walls, beams, and headers. All the roofs are Spanish clay-tile (overhangs min.). The Spanish Housing unit mix with type and size units is provided. (See EXHIBIT 1-HOUSING STATISTICS)

The Knoll Housing was constructed in 1988 along with the Hillside Units constructed in the Capehart Housing area. In an attempt to be architecturally compatible to Spanish Housing, the roofs at Knoll Housing have concrete "S" roof tile. These buildings are identical to the other half of this construction contract completed at Hillside in Capehart Housing.

The units selected to reflect the Spanish Housing were representative. A single story detached (4) BR with 3 full baths, versus a two-story townhouse duplex with (3) BR and only (1) bath. Both have attached single garages and large unfinished basements.

The Knoll Housing is similar to Hillside except for tile roofs, see Capehart - Housing.

Representative examples were selected in Spanish Housing . A single story detached and a two story townhouse unit were selected. The format for reviewing the selected units in each planning area is an outline. The selected units are to be considered similar unless they are noted otherwise in the following outline.

SELECTED UNITS:

#1.)	**234 S. Oakwood Dr.**	**(4)BR, (3) Bath, Single story detached unit with attached single garage at full basement, 1895 sq. ft. (+ full basement)**
#2.)	**262 San Jose Dr.**	**(3)BR, (1) Bath, 2 Story Townhouse, duplex bldg, attached single garage at full basement, 1386 sq. ft. (+ full basement)**

ITEM	DESCRIPTION	CODE	UPGRADE
UNIT DESIGN:			
Architectural;	Superior Spanish eclectic design.		
Functional;	Functional, simple layout.		
Circulation:	Straight forward, across space circulation.		
Patios;	Concrete pads and private sidewalks.		
Balconies;	Wrought iron architectural elements.		
Parking;	(2) spaces, (1) garage (1) tandem in drive.		
INTERIOR SPACES			
Kitchen:	"L" Shaped Unit #2, "pullman" Unit #1.		
Living/Din:	Combined Space, direct kitchen to DR, circulation across living rm. Unit #2.		
Family:	None. Sun room off LR in Unit #1.		
Bedrooms:	Standard sizes.		
Bathrooms	Superior finishes. Ceramic tile.		
BATH ACCESSORIES:			
Medicine	Yes.		
Countertop;	No countertop wall hung v.c. lav only.		
Mirror, misc;	Yes, integral w/ MC. Porcelain accessories.		
Laundry:	Full utility basement, steel dbl wash sink, free standing. (install cabinet at upgrade)		$ 300
CLOSETS:			
Entry;	At entry way.		
Bedroom Closets;	Strip. Walk-in BR #1(install organizer & mirrors in upgrade)		500
Broom Closet;	Built-in closets thru-out. Telephone "wall caddy" in Unit #1.		
Linen Closets;	Built-in closets.		

ITEM	DESCRIPTION	CODE	UPGRADE
Shelving;	Wood.		
Cabinet Finish;	Stained.		
MAJOR APPLIANCE:			
Refrigerator;	Yes.		
Gas Range / Oven;	Yes.		
Range Hood;	No. Thru wall exhaust fan.(install hood upgrade)		300
Garbage Disposal;	Yes.		
Dishwasher;	Yes.		
Gas Water Heater;	Yes, adjacent to boiler. (insul. wrap & seismic brace)	75	75
Hot Water Boiler;	Yes, in basement for heating, see below.		
STRUCTURAL:			
Structural System:	PIC walls, headers, & beams. Cinder block in fill. Wd framed interior walls & roof . Conc slab basement tied into exterior walls.		
MECHANICAL / HVAC:			
Gas Boilers;	Yes, hot water heated radiators.(service) (replace boiler & radiator valves upgrade)	200	2800
FAU Gas Heating;	None.		
Air Conditioning;	None.		
Gas Wall Heaters;	None.		
Exhaust Fans;	Kitchen Exhaust at range only.		
Dryer Vents;	Utility area in wash area in basement.		
ELECTRICAL:			
Service Entrance;	Overhead drop.		
Metering;	No unit metering socket. (add modular	300	300

ITEM	DESCRIPTION	CODE	UPGRADE
BULK STORAGE:			
Interior storage;	Basement.		
Exterior storage;	Basement		
GARAGE:	Single attached garage.		
ACCESSORIES:			
Window Coverings;	Roll shades.(replace w/mini blinds upgrade)		1400
House Numbers;	4" metal.(install lighted house# upgrade)		150
Door Bell;	None. Mech. chime at entry door.		
	(add upgrade)		75
Mail Delivery;	Curb side Unit #1; wall mtd unit #2.		
Fireplaces;	Classic brick working fireplaces.		
STAIRWAYS:	Custom wd work Unit #2 stair. Basement		
	level utility grade. (extend handrails)	150	150
CONSTRUCTION & MATERIALS			
Foundation System:	PIC walls, basement slab.(repair cracks)	300	300
Garage Floors:	Concrete slab on grade.		
Floor Systems:	Slab on grade and wood framed with actual dimensional lumber through out .		
FLOOR COVERING:			
Resilient tile;	None		
Sheet Vinyl;	Yes.		
Carpet;	None.		
Asbestos Floor Tile;	None.		
Hardwood Floor;	Beautiful natural hardwood floors.		
Ceramic Tile;	Mosaic in all bathrooms.		
Quarry Tile;	Yes, at fireplace hearth.		
Exposed Concrete;	Garage and basement / utility/ storage areas.		

ITEM	DESCRIPTION	CODE	UPGRADE
WALL SYSTEMS:			
Party Wall System;	At unit #2 only.		
Exterior Finish;	Stucco over PIC & cinder bk infill.(repairs)(color coat upgrade)	300	3200
INTERIOR WALL FINISH:			
Painted GWB;	None.		
Painted Plaster;	Yes.(patch)(paint entire unit upgrade)	300	2200
Ceramic Tile;	Bath surrounds, wainscot on all walls.		
Vinyl Covering;	None.		
Accent Panels;	Custom casework through out.		
Painted Concrete;	Yes, at basement.(included in above)		
Cinder Block;	Yes, at basement (included in above)		
Wood Base;	Painted. Ceramic tile at bathrooms.		
ROOF AND CEILING SYSTEM:			
Roof Slope:	Standard pitch (4 in 12 approx.).		
ROOF SURFACE:			
Spanish Clay Tile;	Yes. (replace broken tiles)	300	300
Concrete Tile;	None.		
Fiberglass Shingles;	None.		
Built-up Rock Roof;	None.		
Built-up Roof;	None.		
Rolled Roofing;	None.		
Roof sheathing:			
Wood 1 x Material;	Yes.		
Plywood;	None.		
ROOF SOFFITS:			
Stucco;	Yes at unit entry at Unit #2.		

ITEM	DESCRIPTION	CODE	UPGRADE
Exposed wood;	No.		
ROOF FASCIAS:			
Wood;	Stucco wrapped.		
Aluminum Wrapped;	None.		
ROOF RAKES:			
Wood;	Stucco wrapped.		
Aluminum Wrapped;	None.		
GUTTERS & DS:	No external gutter.(install upgrade)		500
INTERIOR CEILING;			
Painted Plaster;	Yes.		
Sim. Acoustical;	No.		
Exposed Framing;	Garage, basement / utility / storage areas.		
DOORS:			
EXTERIOR ENTRY:			
Solid Wood;	Yes. Custom stained, leaded glass view port. Superior craftsmanship and details.		
Insulated H. Metal;	No.		
Garage to Unit:	Wood door (replace w/rated assembly).	325	325
Bulk Storage Doors:	Panel wood doors.		
Sliding Glass Doors:	None.		
SCREEN DOORS;			
Entry;	Wood screen door.		
Sliding Glass Doors;	None.		
GARAGE DOORS;	OH sectional wd dr, glass lites.(repair) (replace dr install opener upgrade)	100	600
INTERIOR DOORS:			
Passage;	Panel wood, stained.(replace upgrade)		2625

ITEM	DESCRIPTION	CODE	UPGRADE
Privacy;	Panel wood, stained.(included above)		
Closet;	Panel wood, stained.(included above)		
Attic Access Panel;	Plaster/wood lay-in panel in BR closet.		
WINDOWS:			
WINDOW FRAME TYPE:			
Aluminum Frame;	Yes. Existing new windows.		
Wood Frame;	No.		
WINDOW GLAZING:			
Double Glazed;	Yes. Existing new windows.		
Single Glazed;	No.		
WINDOW TYPES:			
Single Hung;	No		
Double Hung;	No.		
Sliding;	No.		
Jalousie;	Yes, at sun room at Unit #1.		
Fixed;	Yes, at LR /DR upper sections.		
Casement;	Yes.		
Screens:	Yes.		
Skylights:	No.		
HARDWARE:			
Interior Locks:	Yes.(replace upgrade)		450
Exterior Locks	Yes.(replace, City Std.)	75	75
Garage Door Lock	Slide latch. (install opener upgrade)		225
CABINETS & COUNTERTOPS:			
Kitchen;	PL countertop, stained wd cabinets. (replace upgrade)		3550
Bathrooms;	None. (Wall hung lav.)		

ITEM	**DESCRIPTION**	**CODE**	**UPGRADE**
	meter base)		
Panel Location;	Interior 100 AMP.(increase to 150 upgrade)		400
Circuits;	Conductors in conduits. No GFCI outlets.	350	350
	(install GFCI, add outlets per code)		
Lights;	Incandescent wall and ceiling mounted.		
Special Outlets;	WD in basement. No special kitchen outlets.		
	(install addition in kitchen upgrade)		200
FIRE PROTECTION:			
Fire Sprinklers;	No.		
Fire Alarm & Bell;	No.		
Smoke detectors	Only one (1) in hall (add per code).	350	350
ENERGY:			
Attic Insulation;	None. (install blown R-30)	1120	1120
Wall Insulation:	Wall thermal massing.		
Floor/Soffit;	None.(install R-19 batt)	850	850
PLUMBING:			
Material / Piping:	Copper water and cast iron waste.		
Material Gas Piping;	Black iron.		
FIXTURES:			
Faucets;	Quality faucets.		
shower/tub;	Porcelain on cast iron.		
Water Closet;	Floor mounted flush valve, VC		
Lavatories;	Wall hung VC.		
Kitchen Sinks;	SS double sink.		
Hose Bibbs;	Yes.		
Sump Pump;	Basement.(replace)	450	450

ITEM	DESCRIPTION	CODE	UPGRADE
SUBTOTAL		**$5,545**	**$24,120**
GENERAL CONDITIONS, GENERAL CONTRACTOR'S PROFIT & OVERHEAD		**x 1.16%**	**x 1.16%**
TOTAL CONSTRUCTION COST		**$6,433**	**$27,980**

SPANISH HOUSING

III. RESIDENTIAL FACILITIES - PLANNING AREA 3 - SPANISH HOUSING

The estimated construction cost range to provide and install BUILDING CODE CORRECTIONS AND REPAIR MAINTENANCE ISSUES:

$5,000 - $9,000/ Unit or approximately $3.70/sf unit area

The estimated construction cost range to provide and install UPGRADES (includes cost associated above for building code and repair issues) to the units:

$24,000 - $29,000/ Unit or approximately $12.25/sf of unit area

The Spanish units are clearly elegant and a historic treasure. The units at Spanish Housing were built to a custom home level. The facility has likewise been maintain in a superior manor.

NOTE: Installation of a residential automatic fire sprinkler system in the existing residential units would add approximately $1.80 to $2.25 /sf .

IV. SUMMARY

I. RESIDENTIAL FACILITIES - PLANNING AREA 1 - RAFAEL VILLAGE

Rafale Village is now forty-five (45) years old as of April 1995. This is beyond the "life expectancy" of many of the materials and construction systems utilized. It is not life-cycle economically feasible to recommend the required repairs and upgrades be made (City of Novato is requiring Building Code Compliance). The repair costs would approach the replacement costs for constructing new units.

II. RESIDENTIAL FACILITIES - PLANNING AREA 2 - CAPEHART HOUSING

The estimated construction cost range to provide and install BUILDING CODE CORRECTIONS AND REPAIR MAINTENANCE ISSUES:

$6,000 - $10,000/ Unit	or approximately	$8.15/sf unit area

The estimated construction cost range to provide and install UPGRADES (includes cost associated above for building code and repair issues) to the units:

$20,000 - $26,000/ Unit	or approximately	$24.12/sf of unit area

III. RESIDENTIAL FACILITIES - PLANNING AREA 3 - SPANISH HOUSING

The estimated construction cost range to provide and install BUILDING CODE CORRECTIONS AND REPAIR MAINTENANCE ISSUES:

$5,000 - $9,000/ Unit	or approximately	$3.70/sf unit area

The estimated construction cost range to provide and install UPGRADES (includes cost associated above for building code and repair issues) to the units:

$24,000 - $29,000/ Unit	or approximately	$12.25/sf of unit area

V. NON RESIDENTIAL FACILITIES

Selected Examples of Non-Residential Facilities. Construction Cost Analysis provides a rough "order of magitude" to provide repairs and correct maintence issues in general.

1. NON-RESIDENTIAL FACILITIES
PLANNING AREA 1 - RAFAEL VILLAGE

No Non-Residential Facilities reviewed in Construction Cost Analysis for this Planning Area.

2. NON-RESIDENTIAL FACILITIES
PLANNING AREA 2 - CAPEHART HOUSING

No Non-Residential Facilities reviewed in Construction Cost Analysis for this Planning Area.

3. NON-RESIDENTIAL FACILITIES
PLANNING AREA 3 - SPANISH HOUSING

Building #227 - Child Care Center has been well maintained and has an upgraded fire-protection system installed in this 18,000 sf facility.

Findings: Good Condition;
Adequate Structure;
Correctable Building Code Violations.

Patch and repair; replace some finishes; general maintenance:

Construction Cost Range: $5 to $10 SF; $90,000 to $180,000

4. NON-RESIDENTIAL FACILITIES

PLANNING AREA 4 - COMMISSARY TRIANGLE

No Non-Residential Facilities reviewed in Construction Cost Analysis for this Planning Area..

5. NON-RESIDENTIAL FACILITIES
PLANNING AREA 5 - EXCHANGE TRIANGLE

No Non-Residential Facilities reviewed in Construction Cost Analysis for this Planning Area.

6. NON-RESIDENTIAL FACILITIES
PLANNING AREA 6 - TOWN CENTER

The facilities located at the Town Center which are of the original base construction are buildings #507 Theater and #508 CPO Club/Officer's Mess (presently vacant) in 1938 and 1939 respectfully. The Chapel building #603 was a graceful addition to this campus in 1960. Building #504 Security of Arts is not as significant as its surrounding facilities (1952).

#504, Security/Arts (13,000 sf/1952)

Findings: Good Condition;
Substandard Structural;
Correctable Building Code Violations.

Patch and repair; Replace some finishes; general maintenance:

Construction Cost Range: $8 to $10 SF; $104,000 to $130,000

#507, Theater (6,000 sf/1938) (Film Theater)

Findings: Good Condition;

Adequate Structural;

Correctable Building Code Infractions (ADA, etc).

Patch and repair; Replace some finishes; general maintenance:

Construction Cost Range: $15 to $25 SF; $90,000 to $150,000

#508, Vacant (18,000 sf/1939) (Formerly CPO Club/ Officers Mess)

Findings: Poor Condition;

Substandard Structural;

Correctable Building Code Violations.

Major repairs required; Replace finishes; general maintenance, water damage; drainage problems; asbestos / lead suspected; windows / doors replaced; ADA access issues:

Construction Cost Range: $65 to $70 SF; $1,170,000 to $1,260,000

#603, Chapel (10,700 sf/1960)

Findings: Good Condition;

Adequate Structural;

Correctable Building Code Infractions.

Patch and repair; Replace some finishes; general maintenance:

Construction Cost Range: $5 to $8 SF; $53,500 to $85,600

7. NON-RESIDENTIAL FACILITIES PLANNING AREA 7 - HOSPITAL HILL

No Non-Residential Facilities reviewed in Construction Cost Analysis for this Planning Area.

8. NON-RESIDENTIAL FACILITIES

PLANNING AREA 8 - BOWLING ALLEY

These two structures are located on San Pable Avenue on base. The Building #113 - Racquetball Court is a new prefabricated steel frame with steel exterior wall panels. Adjacent is building #115 - Bowling Alley constructed in 1945 and renovated in 1982.

#113, Racquetball Courts (2 courts) (2,250 sf/1994)

Findings: Good Condition;
Adequate Structural;
Adequate Building Code Compliance.

Patch and repair; Replace some finishes; general maintenance:

Construction Cost Range: $2 to $3 SF; $4,500 to $6,750

#115, Bowling Alley (20,000 sf/1945 - renovated 1982). Fire Protection system installed during renovation.

Findings: Good Condition;
Adequate Structural;
Correctable Building Code Violations.

Patch and repair; Replace some finishes; general maintenance:

Construction Cost Range: $4 to $8 SF; $80,00 to $160,000

9. NON-RESIDENTIAL FACILITIES

PLANNING AREA 9 - Officer's Club

All of these structures included in Planning Area 9 were constructed in the

1930's with the original base construction.

#201, Vacant (21,328/1934) (BOQ)

Findings: Fair/Poor Condition;
Adequate Structural;
Correctable Building Code Violations.

Major repairs required; Replace finishes; general maintenance, water damage; drainage problems; asbestos / lead suspected; windows / doors replaced; ADA access issues:

Construction Cost Range: $35 to $50 SF; $746,000 to $1,066,400

#203, Community Center (11,294 sf/1930 renovated 1985-formerly Officer's Club)

Findings: Good Condition;
Adequate Structural;
Adequate Building Code Compliance.

Patch and repair; Replace some finishes; general maintenance:

Construction Cost Range: $4 to $8 SF; $45,192 to $90,352

10. NON-RESIDENTIAL FACILITIES
PLANNING AREA 10 - BALLFIELDS

No Non-Residential Facilities reviewed in Construction Cost Analysis for this Planning Area.

HAMILTON ARMY AIRFIELD REUSE PLAN

EXISTING CONDITIONS REPORT

HOUSING STATISTICS

Department of Defense Housing Facility Novato, CA

Planning Area 1- Rafael Village

Rafael Village (constructed in 1950, major upgrade in 1962)

	Number of Units	Number Bedrooms	Number Bathrooms	Garage or Carport	Area in SF
1 Story Duplex	30	1	1	Carport	782
1 Story Single Detached	148	2	1	Carport	996
1 Story Duplex	158	2	1	Carport	988
1 Story Single Detached	63	3	1	Carport	1,165
1 Story Duplex	106	3	1	Carport	1,080
TOTAL UNITS	505				

Planning Area 2 -Capehart Housing

Capehart (constructed in 1960)

	Number of Units	Number Bedrooms	Number Bathrooms	Garage or Carport	Area in SF
1 Story Duplex	54	2	1	Carport	1,035
1 Story Duplex	48	3	2	Carport	1,180*
2 Story Townhouse	239	3	2	Carport	1,226
1 Story Duplex	32	4	2	Carport	1,275
1 Story Duplex	52	3	2	Carport	1,352
1 Story Duplex	14	3	2	Carport	1,280*
1 Story Duplex	22	4	2	Carport	1,380*
2 Story Townhouse	73	3	2	Carport	1,486
1 Story Duplex	24	4	2	Carport	1,682
TOTAL UNITS	558				

Hillside Housing (constructed in 1988)

	Number of Units	Number Bedrooms	Number Bathrooms	Garage or Carport	Area in SF
2 Story Six-plex	150	2	1	Garage	1,050

Planning Area 3- Spanish Housing

Spanish Housing (constructed in 1933 and 1934

	Number of Units	Number Bedrooms	Number Bathrooms	Garage or Carport	Area in SF
2 Story Duplex	60	3	1	Garage	1,400
2 Story Duplex	10	4	1	Garage	1,400
2 Story Single	12	4	4	Garage	1,750
1 Story Single	38	4	3	Garage	2,225*
2 Story Single	11	5	4	Garage	2,460*
2 Story Single	1	5	5	Garage	2,850
TOTAL UNITS	132				

Knoll Housing (constructed in 1988)

	Number of Units	Number Bedrooms	Number Bathrooms	Garage or Carport	Area in SF
2 Story Six-plex	150	2	1	Garage	1,050

NOTES:

An asterisk (*) indicates units where square footages varies in size (approx. SF listed). Square footage does not include; carport and/or garage, and partial basement space (basement only at Spanish Housing). Rafael Village totals include two (2) units which have been demolished by the Navy per 06 Feb. 1991 DECATIVATION NOTICE due to severe termite infestation (#615-617 Owen Dr).

Total Housing Units- All Sites

Housing Area	Number of Units
Planning Area 1- Rafael Village (Wherry)	505
Planning Area 2- Capehart Housing	558
Hillside Housing	150
Planning Area 3- Spanish Housing	132
Knoll Housing	150
TOTAL UNITS ALL SITES:	1495

NOTES:

The total number of housing units contains:	247	Officer's Units
	1248	Enlisted Units
TOTAL UNITS	1495.	

TRANSITIONAL HOUSING REQUESTS

HAMILTON HOMES TASK FORCE - TRANSITIONAL HOUSING REQUESTS

Agency	Target Population	Housing Type	Length of Stay	No. of Units	No. of Families & Individuals
Marin Housing Center	Single and two-parent families with children	Transitional-individual apartments	Up to 6 months	26	26 families
Marin Housing Center	Single adults and couples without children	Transitional-individual apartments	Up to 2 years	20	30 individuals
Marin Abused Women's Services	Abused women and their children	Transitional-individual apartments	Up to 2 years	25	24 families
Innovative Housing	Single and two-parent families with children	Transitional-individual apartments	Up to 2 years	46	44 families
Center Point	Single and two-parent families with a primary substance abuse problem	Transitional-individual apartments	Up to 2 years	30	30 families
Center Point	Single adults without children with a primary substance abuse problem	Transitional - shared living (2 per unit)	Up to 2 years	18	36 individuals
Buckelew Programs	Single adults with mental disabilities	Transitional - shared living in one 4-bedroom house (for 5-6 people)	Up to 1 year	1	6 individuals
Catholic Charities	Single adults with HIV/AIDS	Transitional - shared living (2 per unit)	Up to 2 years	6	12 individuals

Agency	Target Population	Housing Type	Length of Stay	No. of Units	No. of Families & Individuals
Sunny Hills Children's Services	Young adults (18-22) leaving foster care, group homes and residential care/treatment	Transitional - shared living (2 per unit)	Up to 2 years	12	24 individuals
TOTAL				184	124 families 108 individuals

homeowners associations, landscape maintenance districts and private maintenance agreements agreed upon during Master Plan/Precise Plan approvals.

Issue: The reuse of Hamilton has potential fiscal impacts for the City of Novato.

9.1.4 ***Goal:*** A viable plan for the reuse of Hamilton.

Policies:

9.1.4.1 Prior to implementation of any aspect of the reuse of the Department of Defense property, the City of Novato will require the resolution of negative fiscal impacts on the City of Novato and its residents which could result from implementation of any aspect of this Reuse Plan.

9.1.4.2 Any reuse proposal submitted to the City of Novato will be required to be accompanied by an Economic Implementation Plan which will identify any potential fiscal impacts on the City and its residents as well as the measures to be implemented resolving negative fiscal impacts.

It is envisioned that privatization of some facilities and assessment districts will be required.

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